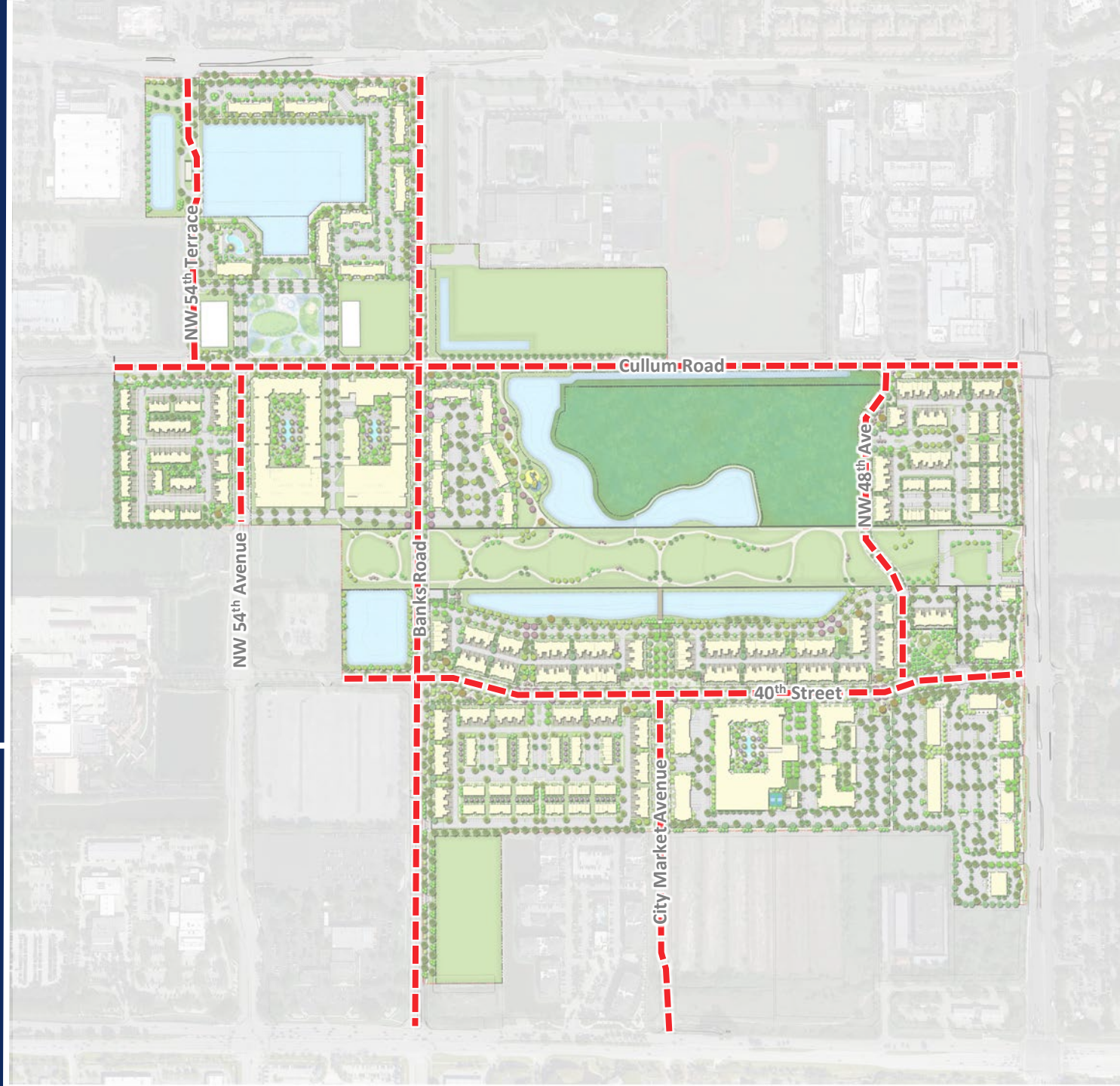




Roadways at mainstreet

live better.

City Commission Meeting
October 24, 2024



Partners & Consultants



Property History



MainStreet Design Standards

- Adopted: December 9, 2004
- Amended: November 13, 2008

RAC Adopted: December 20, 2005

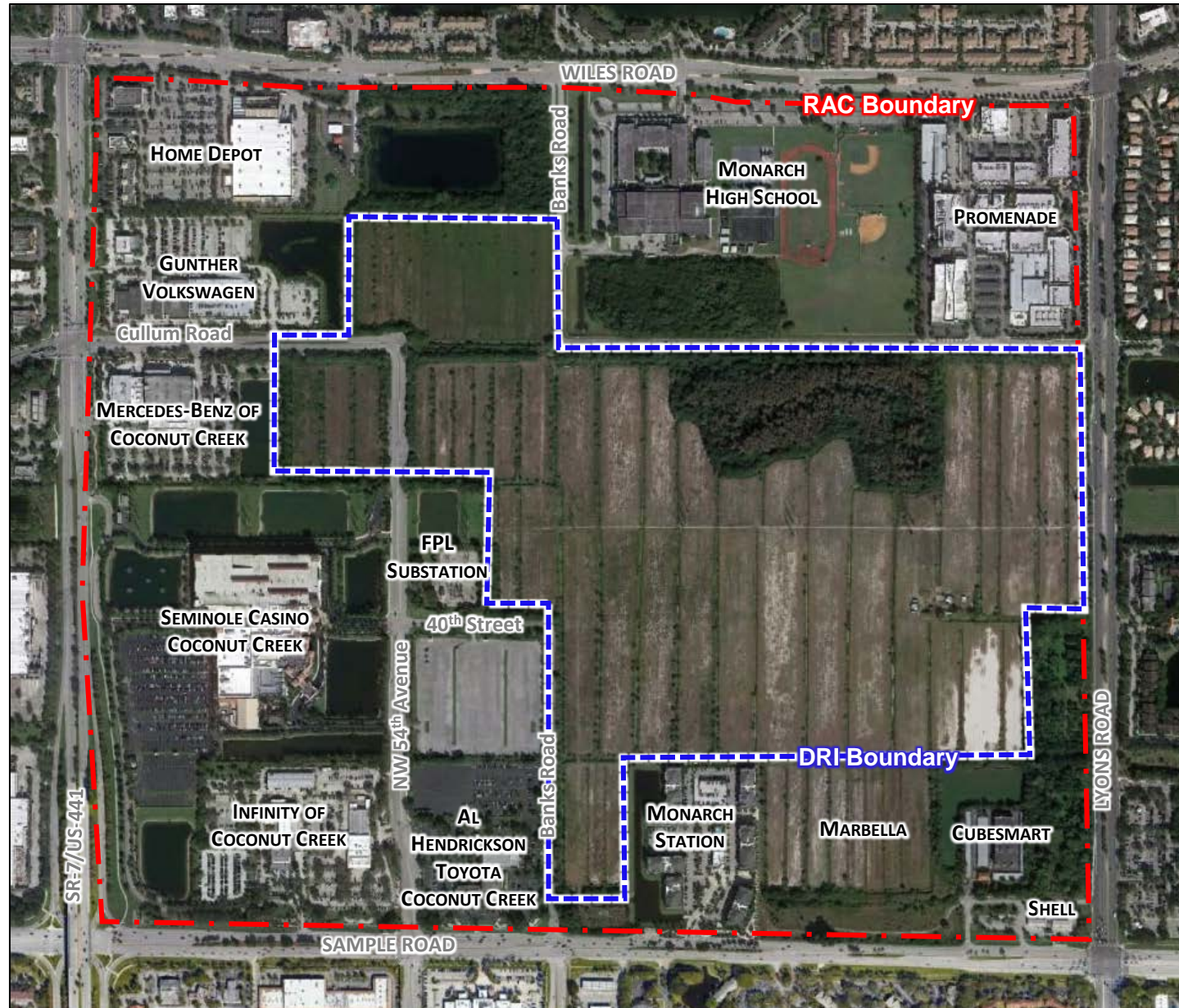
- 2,700 Multifamily Dwelling Units
- 1,250,000 SF Commercial/Office use
- 303,000 SF Community Facilities
- 1,300 Hotel Rooms
- 14.7 acres Conservation
- 5.0 acres Min. Recreation and Open Space Land Uses

DRI Adopted: August 26, 2010

- 3,750 Residential Dwelling Units
- 1,625,000 SF Commercial Use
- 525,000 SF Office Use

RAC Amended: September 21, 2010

- 6,450 Multifamily Dwelling Units
- 3,300,000 SF Commercial Use
- 1,094,500 SF Office Use
- 303,000 SF Community Facilities
- 1,300 Hotel Rooms
- 14.7 acres Conservation
- 5.0 acres Min. Recreation and Open Space Land Uses





MainStreet Overview



BLOCK 15B PRIVATE RESIDENT CLUBHOUSE & REC.
BLOCK 15C OPEN SPACE/LIFT STATION
BLOCK 15A 4-STORY CONDO
BLOCK 12 (CITY) CIVIC PKG GARAGE
BLOCK 15D LAKE
BLOCK 13 (CITY) CIVIC FITNESS COMPLEX
MONARCH HIGH SCHOOL
BLOCK 14 CIVIC PUBLIC SAFETY COMPLEX

BLOCK 9 2-STORY TOWNHOMES
BLOCK 10 MULTI-FAMILY APARTMENTS 8-STORY
BLOCK 11 4-STORY CONDO
BLOCK 7 LAKE # 4
BLOCK 6 2-STORY TOWNHOMES
BLOCK 8 2-STORY TOWNHOMES & VILLAS

BLOCK 16 MULTI-FAMILY APARTMENTS (MID-RISE) 8-STORY

MONARCH STATION

MAIN PLAZA

FPL TRANSMISSION LINE EASEMENT/ROW PASSIVE LINEAR PARK

BLOCK 5 2-STORY TOWNHOMES

BLOCK 4 5-STORY MULTI-FAMILY APARTMENTS

JOHNS PARK

BLOCK 2 1-STORY COMMERCIAL

BLOCK 3 1-STORY COMMERCIAL

BLOCK 1 2-STORY TOWNHOMES & VILLAS

PROMENADE AT COCONUT CREEK

LARC BLOCK

SAMPLE ROAD STATE ROAD 834

LYONS ROAD

	COMMERCIAL
	CIVIC
	PRIVATE RECREATIONAL
RESIDENTIAL	
	MULTIFAMILY APARTMENTS
	MULTIFAMILY CONDOMINIUM
	TOWNHOMES
	VILLAS



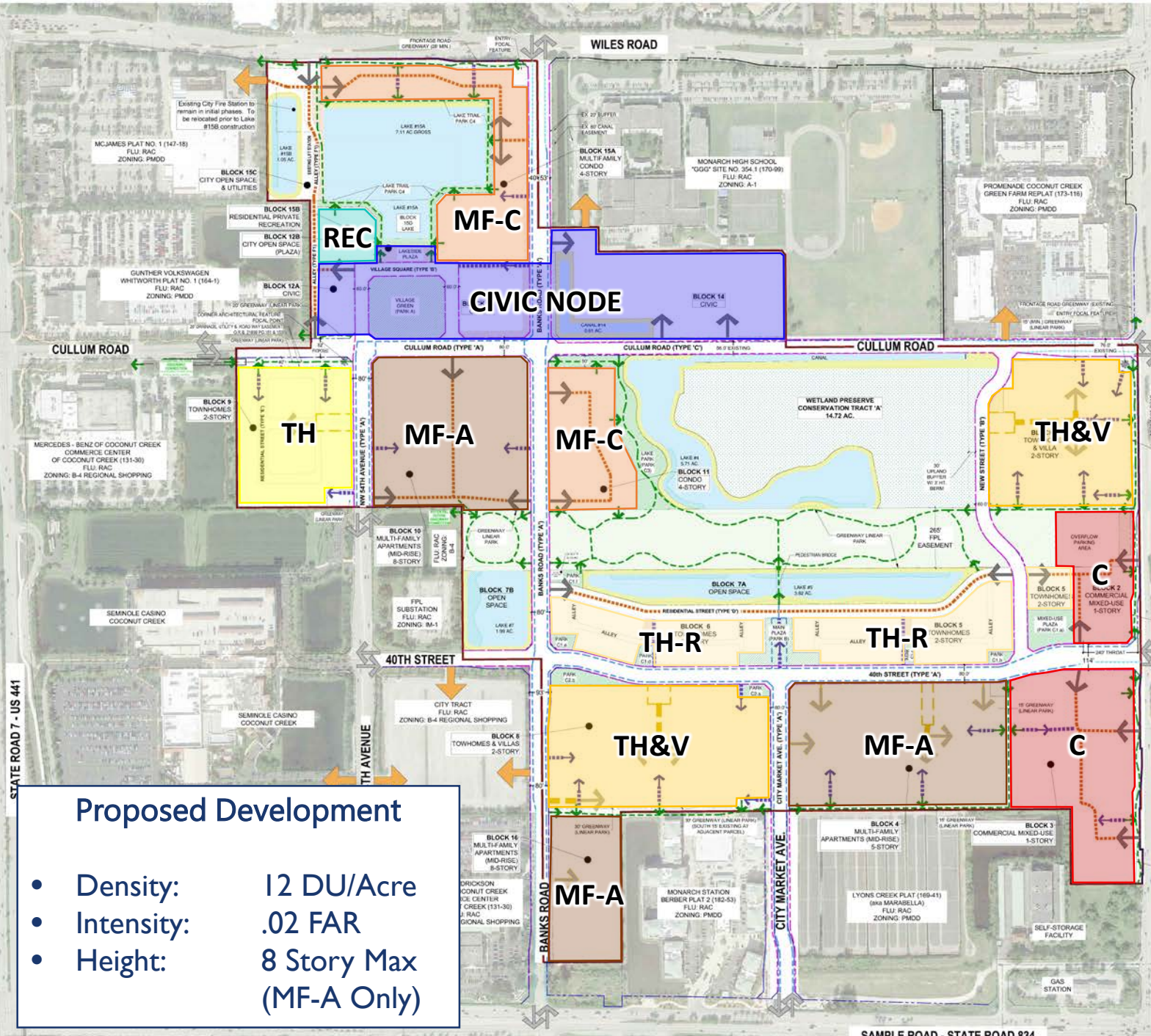
Approved Master Zoning Plan

Zoning Legend

- C Commercial
- MF-A Multifamily Apartments
- MF-C Multifamily Condominiums
- TH&V Townhomes and Villas
- TH-R Rear Load Townhomes
- TH Front and Rear Load Townhomes
- REC Private Recreation
- CIVIC NODE Civic Node

Proposed Development

- Density: 12 DU/Acre
- Intensity: .02 FAR
- Height: 8 Story Max (MF-A Only)



MAIN STREET AT COCONUT CREEK PMDD DEVELOPMENT PROGRAM

BLOCK ID	ACREAGE	USE	MAX. HEIGHT	MAX. DWELLING UNITS	MAX. COMMERCIAL INTENSITY
1	8.82	Townhomes / Villas	2 story	120	0
2	2.02	Commercial	1 story	0	15,000
3	9.76	Commercial	1 story	0	90,000
4	11.98	Multifamily Apartments	2 story	500	0
5	2.46	Townhomes	2 story	90	0
6	5.63	Townhomes / Villas	2 story	70	0
8	11.95	Townhomes / Villas	2 story	160	0
9	7.11	Townhomes	2 story	100	0
10	10.73	Multifamily Apartments	2 story	700	0
11	4.83	Condominiums	4 story	150	0
15A	7.38	Condominiums	4 story	230	0
15B	1.43	Private Recreation (Clubhouse / 25,000 SF)	2 story	0	0
15	4.49	Multifamily Apartments	2 story	175	0
7A	5.73	Open Space (Lake)			
7B	2.44	Open Space (Lake)			
15D	0.83	Open Space (Lake)			
LAPC	8.23	Open Space (Lake/Canal)			
PARKING	1.67	Overflow Parking within FPL Easement			
UTILITY	0.10	Regional Wastewater Lift Station Easement			
12A	1.15	Civic (City Parking)	TBD	0	TBD
12B	0.45	Open Space (City Plaza)	TBD	0	TBD
13	2.39	Civic (City Fitness Complex)	TBD	0	TBD
14	8.96	Civic (City Public Safety Complex)	TBD	0	TBD
15C	10.00	Open Space & Utility (City Lake & Lift Station)	n/a	0	TBD
TOTAL	135.80			2,295	105,000
		Maximum Density/Commercial Intensity		2,360	225,000
		Remaining Density/ Commercial Intensity		65	120,000

PARK A	2.10	DRI SEC. 5.a (VILLAGE GREEN)			
PARK B	0.98	DRI SEC. 5.b (MAIN PLAZA)			
PARK C	5.98	DRI SEC. 5.c (PUBLIC PARKS/PLAZAS)			
CONSERVATION	14.72	WETLAND PRESERVE (CONSERVATION TRACT 'A')			
GREENWAY	5.30	FRONTAGE ROAD & PERIMETER GREENWAYS			
FPL	15.32	FPL EASEMENT (PASSIVE LINEAR PARK)			
ROW	21.78	PUBLIC STREET RIGHT-OF-WAY (approx.)			
GROSS	200.98	GROSS LAND AREA			

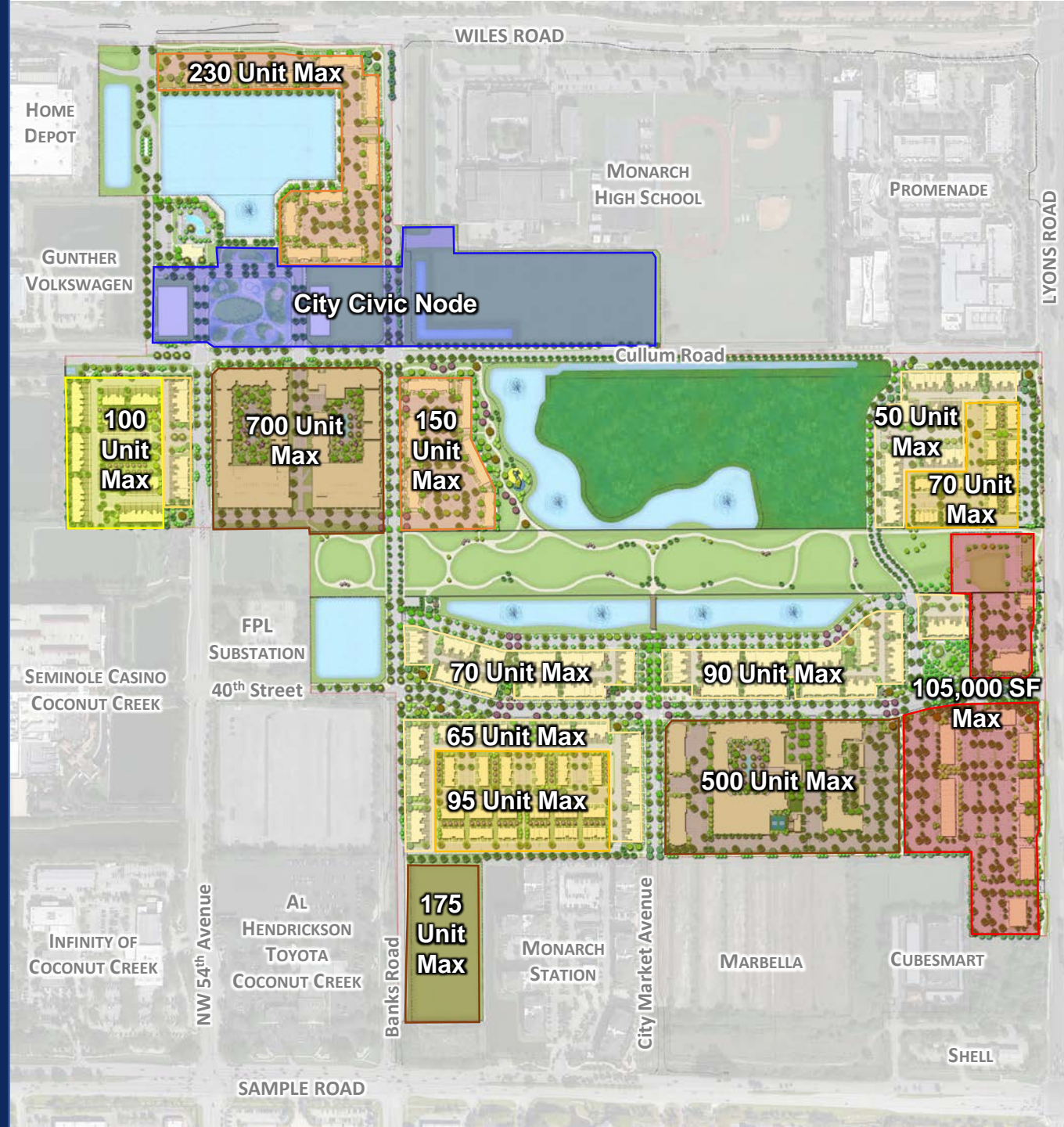
MASTER ZONING PLAN LEGEND

- ### GREENSPACE
- DRI LAND DEDICATIONS (REFER TO SHEET GSP-1 MASTER PUBLIC GREENSPACE PLAN)
 - PUBLIC GREENSPACE AREAS A, B & C
 - MSOS GREENSPACE (REFER TO SHEET GSP-2 MSOS GREENSPACE PLAN)
 - CONSERVATION EASEMENT (WETLAND PRESERVE & BUFFER)
 - GREENWAYS, LINEAR PARKS & BUFFERS
 - LAKE BANKS
 - PUBLIC PARKS / PLAZAS / GATHERING AREAS
- ### CONNECTIVITY
- OPPORTUNITY FOR CROSS CONNECTIVITY TO ADJACENT PROJECTS WITHIN THE RAC (VEHICULAR &/OR PEDESTRIAN)
 - COMMUNITY STREET NETWORK (STREET TYPE A, B, C)
 - COMMUNITY STREET SIDEWALK GRID
 - BUFFERED BIKE PATH
 - ON STREET BIKE LANE
- ### BIKE NETWORK
- BUFFERED BIKE PATH
 - ON STREET BIKE LANE
- ### BLOCK CIRCULATION NETWORK
- 1) VEHICULAR & PEDESTRIAN ACCESS
 - VEHICULAR DRIVEWAY WITH MIN. 6' SIDEWALK ALONG AT LEAST ONE SIDE
 - PUBLIC ACCESS
 - GATED ACCESS (RESIDENTIAL USE ONLY)
 - 2) ENHANCED PEDESTRIAN PASSAGE
 - RESIDENTIAL USE (MIN. 15' WIDE OPEN SPACE W/ MIN. 6' SIDEWALK); OR
 - NON-RESIDENTIAL USE (MIN. 8' WIDE SIDEWALK)
 - 3) GREENWAY TRAIL
 - MIN. 8'-12' WIDE PAVED WALKWAY
 - PEDESTRIAN CONNECTION TO GREENWAY
- NOTE: THE GREENWAY TRAIL ALONG THE FOLLOWING ROADWAYS SHALL BE A MINIMUM 12' WIDE AND PAVED WITH COLORED CONCRETE (B&S VENEZIAN RED):
- LYONS ROAD
 - WILES ROAD

SAMPLE ROAD - STATE ROAD 834



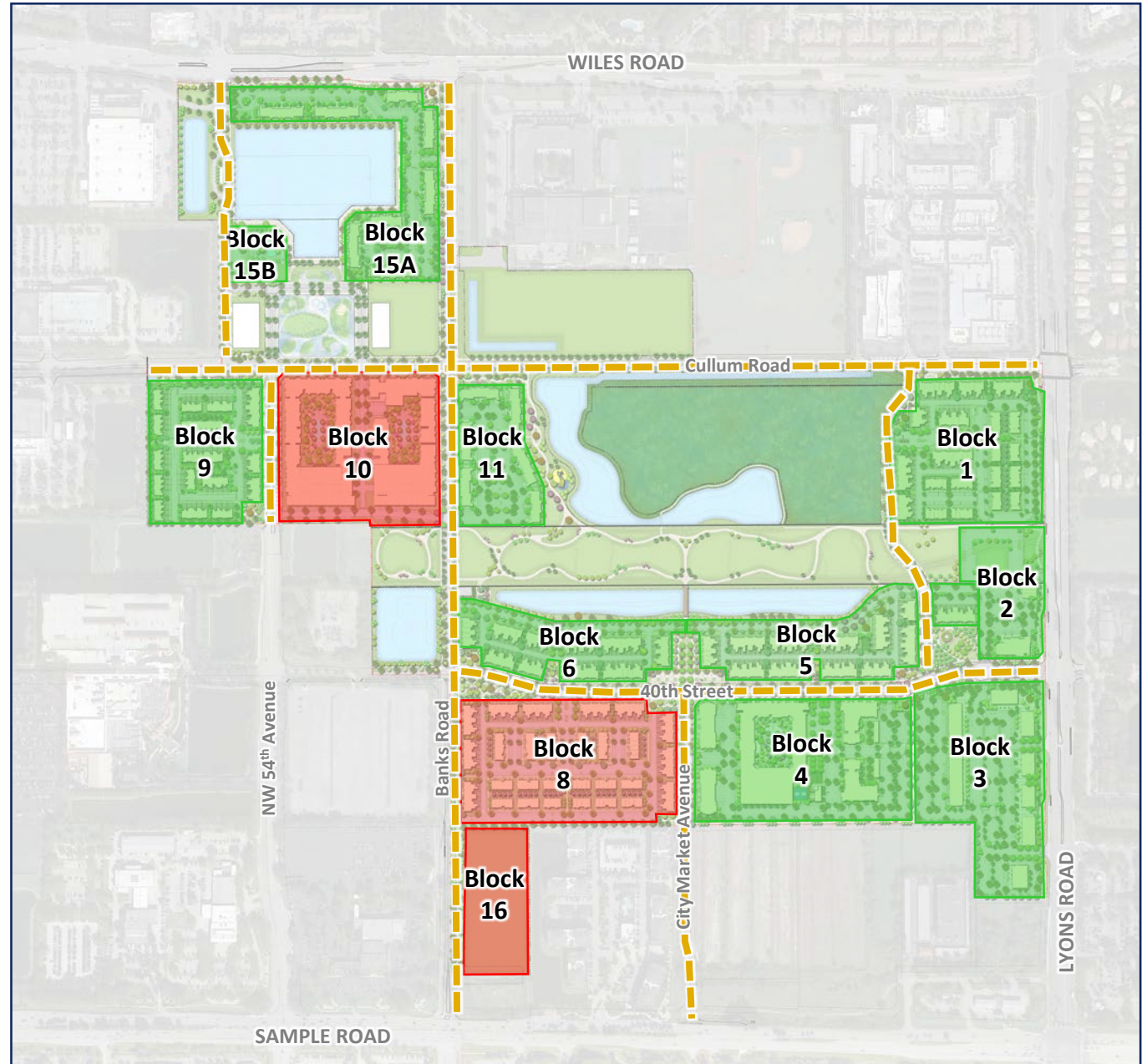
Proposed Master Conceptual Site Plan



Status of Site Plan Approvals Required



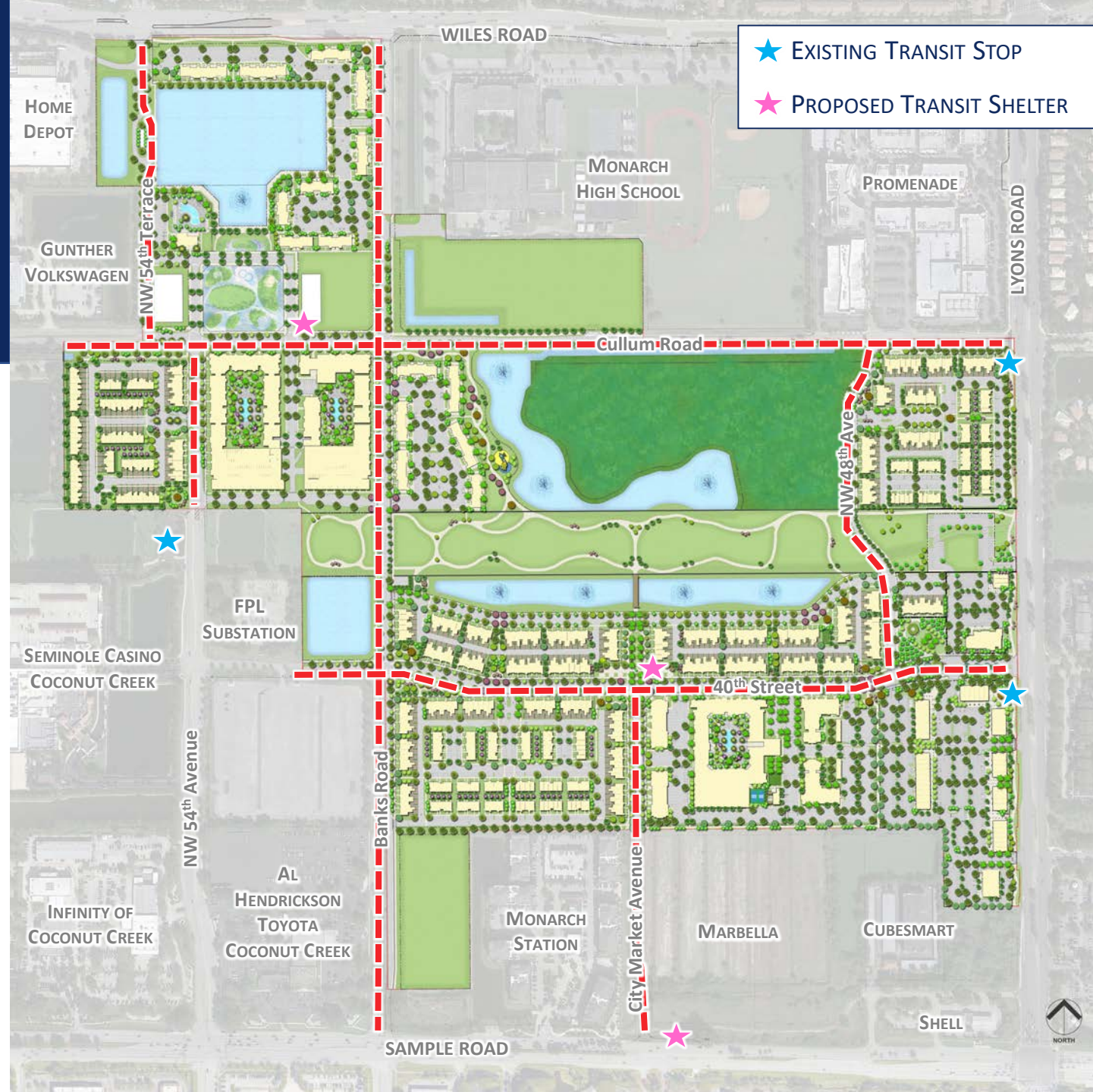
- ✓ Block 1 – Townhomes and Villas
- ✓ Block 2 – Commercial
- ✓ Block 3 – Commercial
- ✓ Block 4 – Multifamily Apartments
- ✓ Block 5 – Townhomes
- ✓ Block 6 – Townhomes
- Block 8 – Townhomes and Villas
- ✓ Block 9 – Townhomes
- Block 10 – Multifamily Apartments
- ✓ Block 11 – Multifamily Condominiums
- Block 15A – Multifamily Condominiums
- Block 15B – Private Recreation
- Block 16 – Future Development
- **Master Roadway Site Plan**
- **Master Greenspace Site Plan**





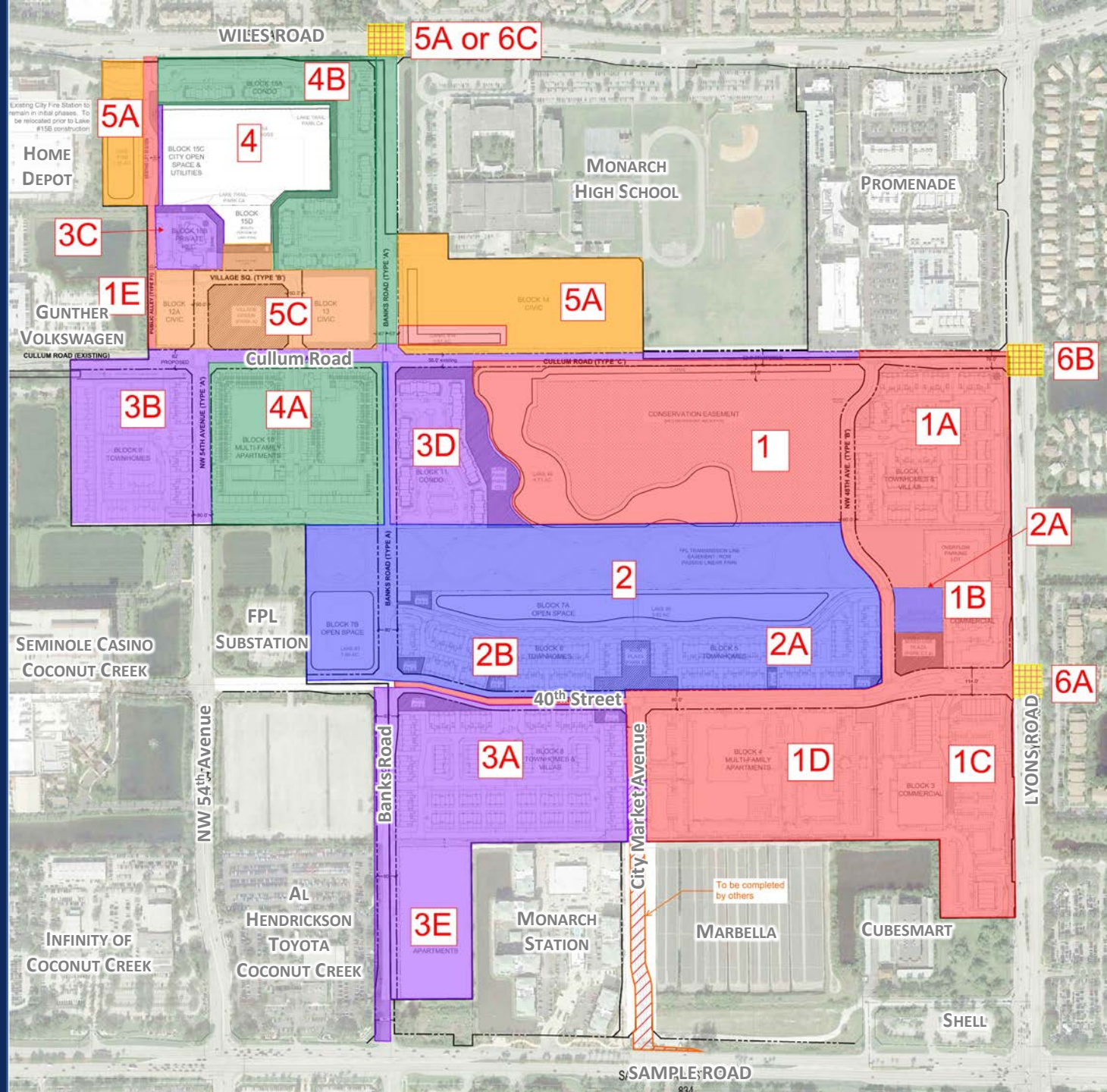
Application Request: Roadway Master Site Plan

- 7 Roadways
- 13 Intersections
- Streetscapes inclusive of:
 - Multi-Use Paths
 - Parallel Parking
 - Street Trees
 - Lighting
- Master Utility Infrastructure inclusive of:
 - Drainage
 - Water/Sewer
 - Water Reclamation Lines
 - Conduit for Electric, Cable, and Fiberoptics





Approved PMDD Phasing Plan

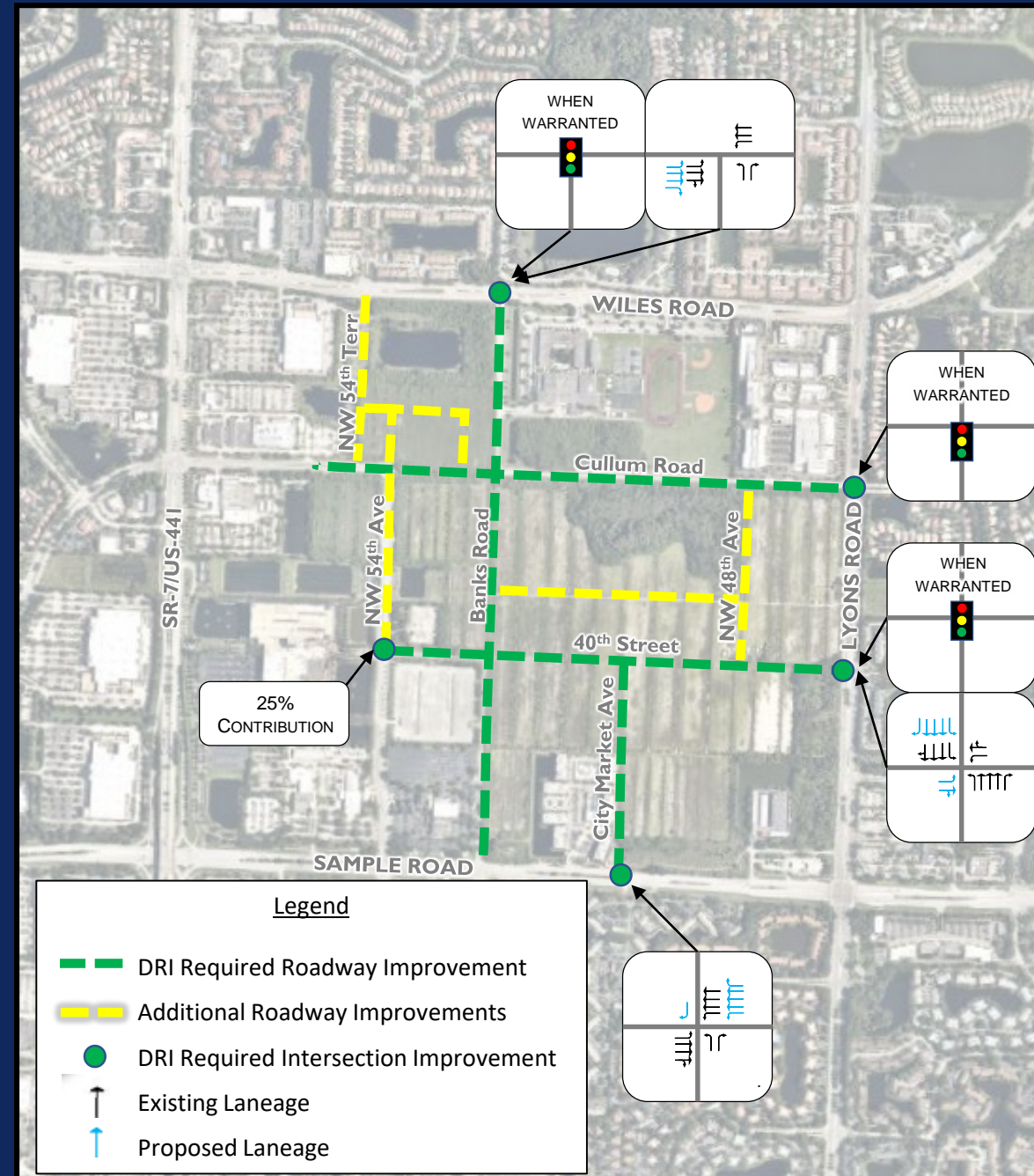




DRI Required Roadway Improvements

Several improvements to be constructed in conjunction with development:

- Construction of street grid:
 - Cullum Road
 - Banks Road
 - NW 40th Street
 - City Market Avenue
- Turn Lane Improvements
- Signalization when warranted:
 - Wiles Road & Banks Road
 - Lyons Road & Cullum Road
 - Lyons Road & NW 40th Avenue

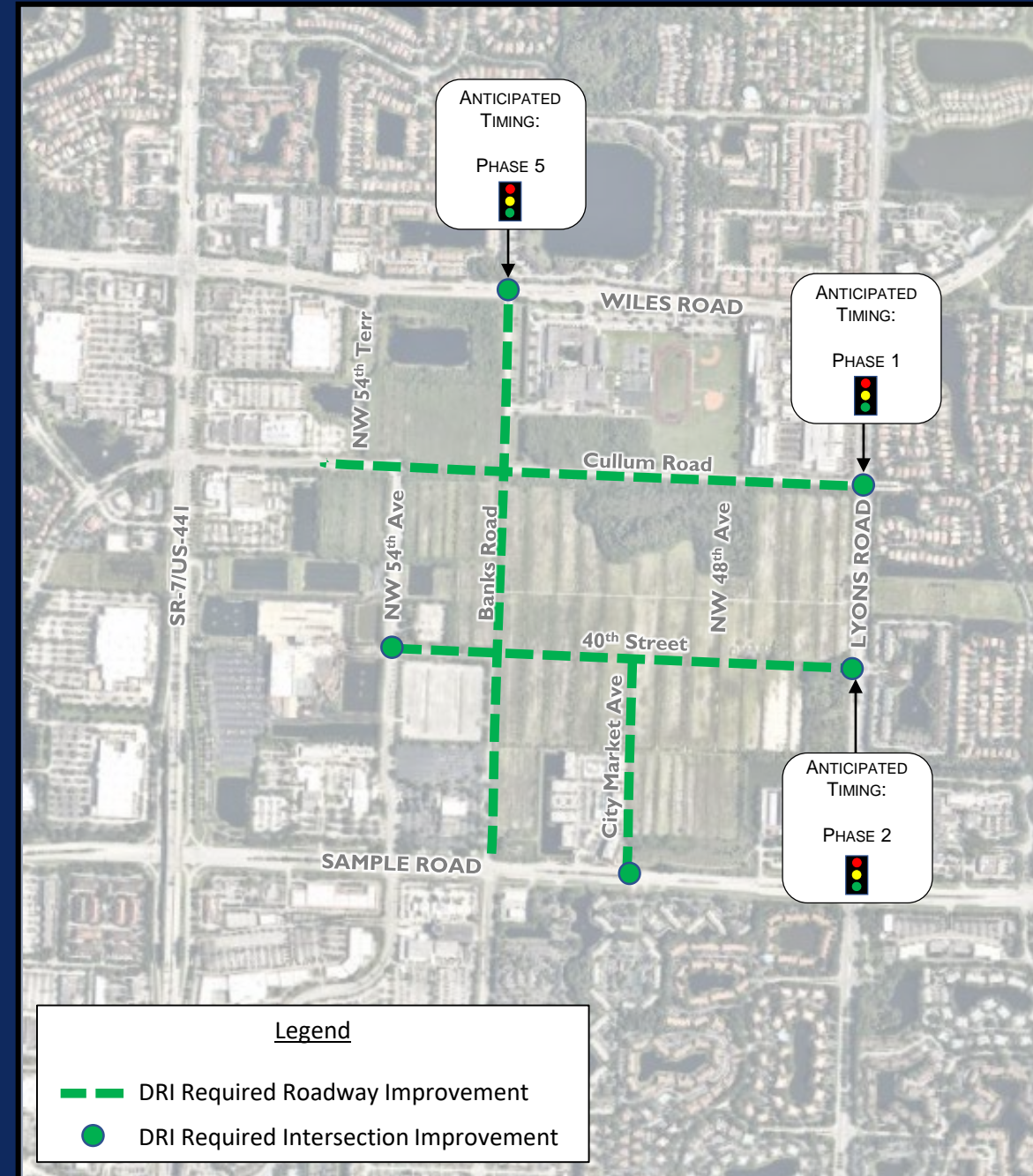




Intersection Improvements: Signal Timing

- Lyons Road & Cullum Road: Phase 1 of Development
- Lyons Road & NW 40th Street: Phase 2 of Development
- Banks Road & Wiles Road: Phase 5 of Development

* Note that timing is based upon projected traffic volumes. Actual traffic volumes could vary based upon a number of factors.



Roadway Master Plan: Cullum Road @ Banks Road



PEDESTRIAN CROSSING

BIKE PATH



BLOCK 13 CIVIC

BLOCK 14 CIVIC

- PEDESTRIAN ACCESS TO CARS - DECORATIVE PERMEABLE PAVERS
- DOUBLE TRUNK ACCENT PALM
- VALLEY GUTTER
- TYPICAL BIKE PAVEMENT MARKINGS - SAM CUT LINE TO DISTINGUISH BETWEEN SIDEWALK AND BIKE PATH
- TYPICAL STREET LIGHT POLE

GREENWAY BUFFER

22' ASPHALT ROADWAY

Cullum Road

22' ASPHALT ROADWAY



LINEAR PARK

WETLAND PRESERVE LAKE

BLOCK 10 APARTMENTS

BLOCK 11 CONDOMINIUMS

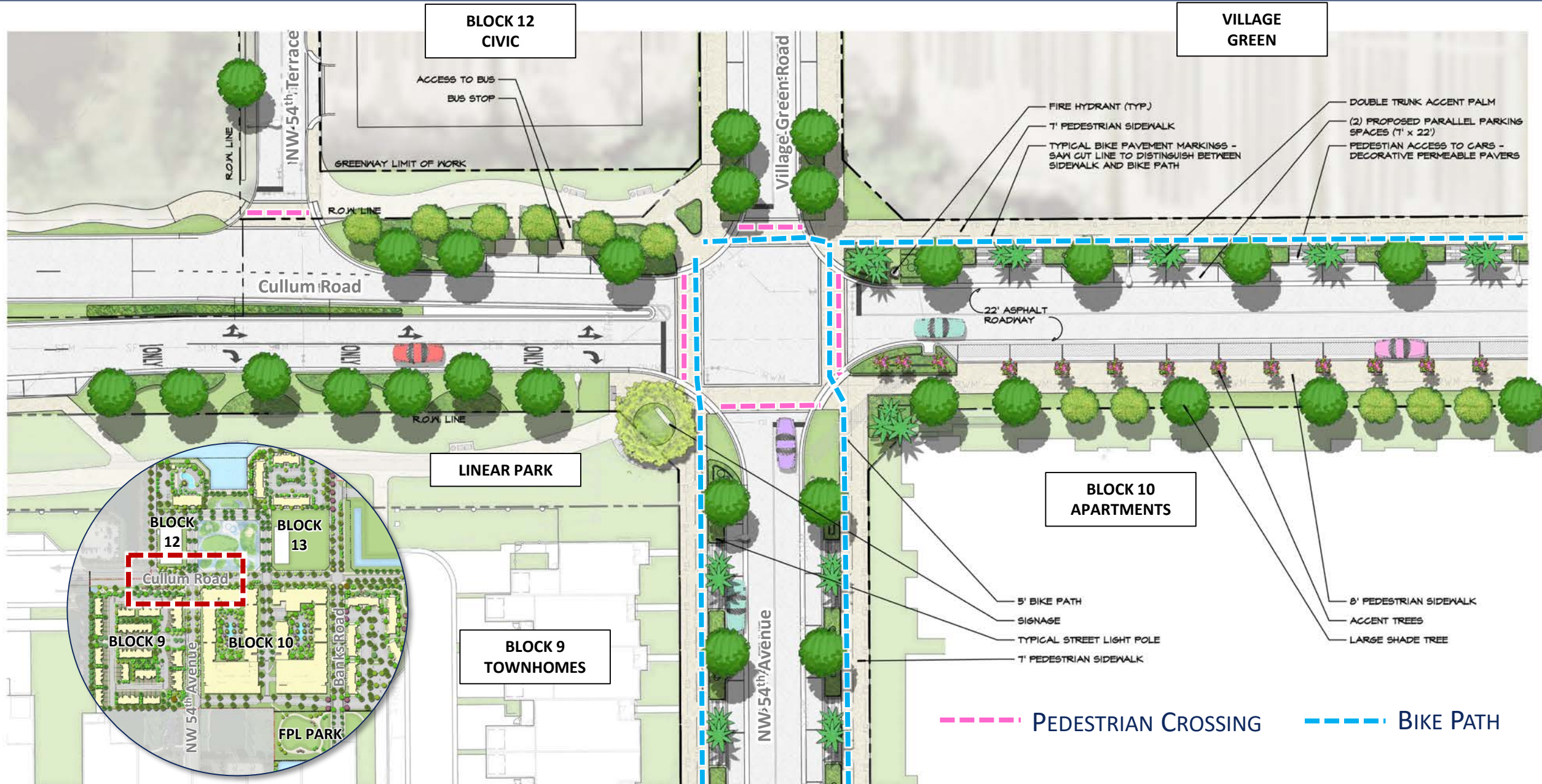
- FIRE HYDRANT (TYP.)
- MATCHED ROYAL PALMS
- SIGNAGE
- 5' BIKE PATH
- 7' PEDESTRIAN SIDEWALK

TYPICAL E.V. STATION LOCATION
(2) PROPOSED PARALLEL PARKING SPACES (7' x 22')

LARGE SHADE TREE
TRAFFIC CALMING MEDIAN (10' x 50')
EXISTING GUARDRAIL

Banks Road

Roadway Master Plan: Cullum Road @ NW 54th Avenue



BLOCK 12 CIVIC

VILLAGE GREEN

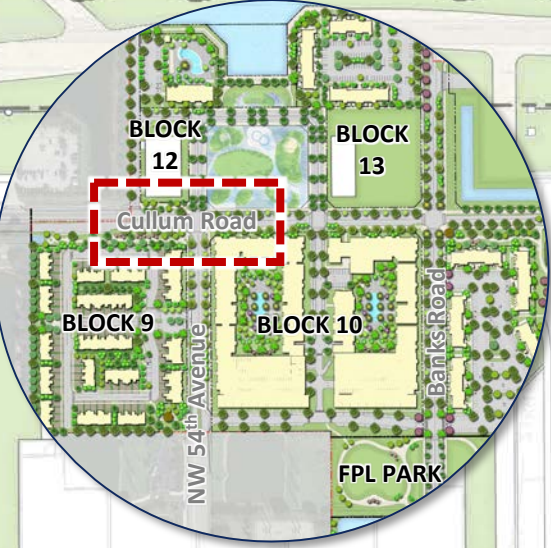
LINEAR PARK

BLOCK 10 APARTMENTS

BLOCK 9 TOWNHOMES

--- PEDESTRIAN CROSSING

--- BIKE PATH



ACCESS TO BUS
BUS STOP

GREENWAY LIMIT OF WORK

FIRE HYDRANT (TYP.)
7' PEDESTRIAN SIDEWALK
TYPICAL BIKE PAVEMENT MARKINGS - SAW CUT LINE TO DISTINGUISH BETWEEN SIDEWALK AND BIKE PATH
DOUBLE TRUNK ACCENT PALM
(2) PROPOSED PARALLEL PARKING SPACES (1' x 22')
PEDESTIAN ACCESS TO CARS - DECORATIVE PERMEABLE PAVERS

22' ASPHALT ROADWAY

5' BIKE PATH
SIGNAGE
TYPICAL STREET LIGHT POLE
7' PEDESTRIAN SIDEWALK
8' PEDESTRIAN SIDEWALK
ACCENT TREES
LARGE SHADE TREE

ROW LINE
NW 54th Terrace

Village Green Road

Cullum Road

NW 54th Avenue

BLOCK 12

BLOCK 13

BLOCK 9

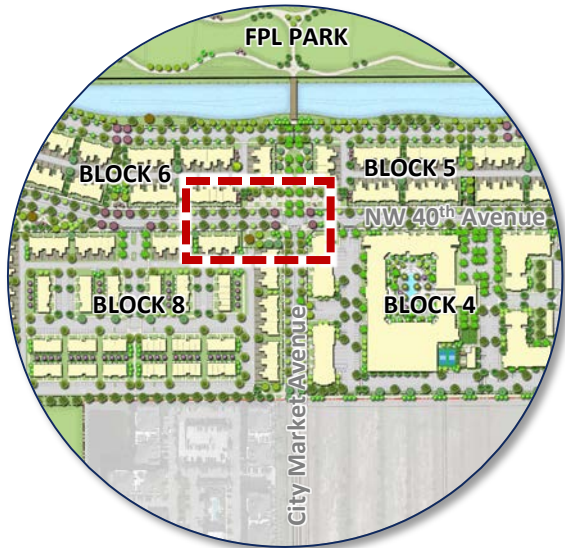
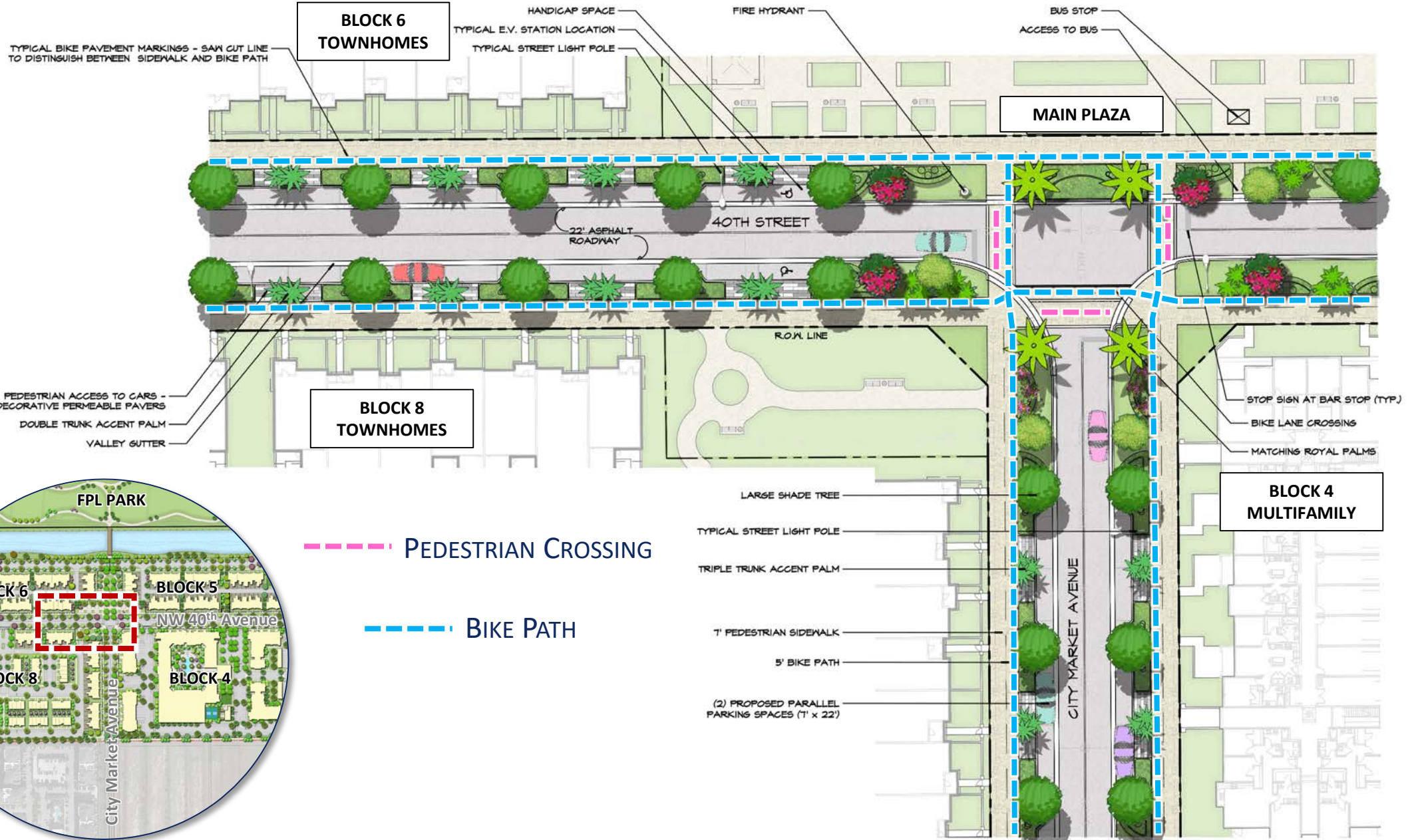
BLOCK 10

FPL PARK

NW 54th Avenue

Banks Road

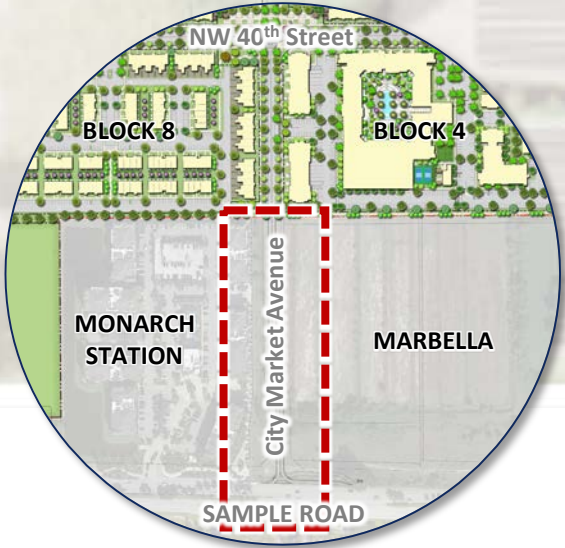
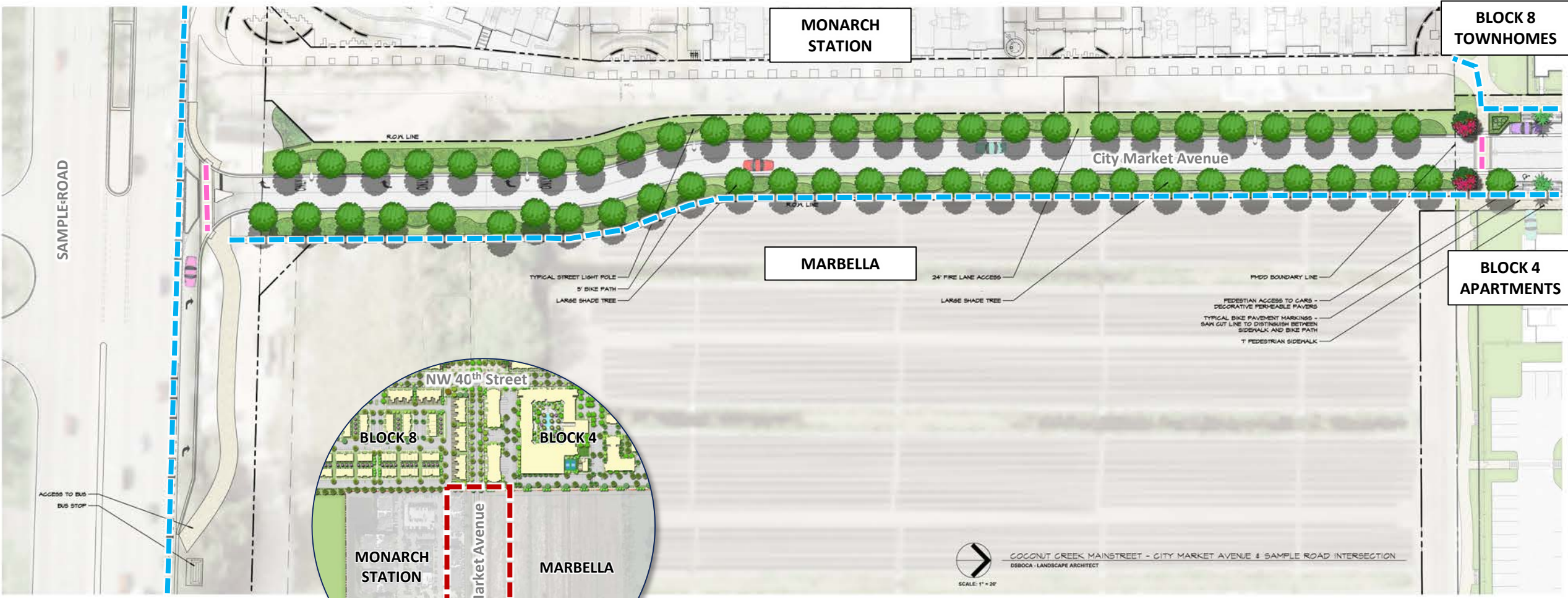
Roadway Master Plan: 40th Street @ City Market Avenue



--- PEDESTRIAN CROSSING

--- BIKE PATH

Roadway Master Plan: City Market Avenue @ Sample Road



COCONUT CREEK MAINSTREET - CITY MARKET AVENUE & SAMPLE ROAD INTERSECTION
 OSBOCA - LANDSCAPE ARCHITECT

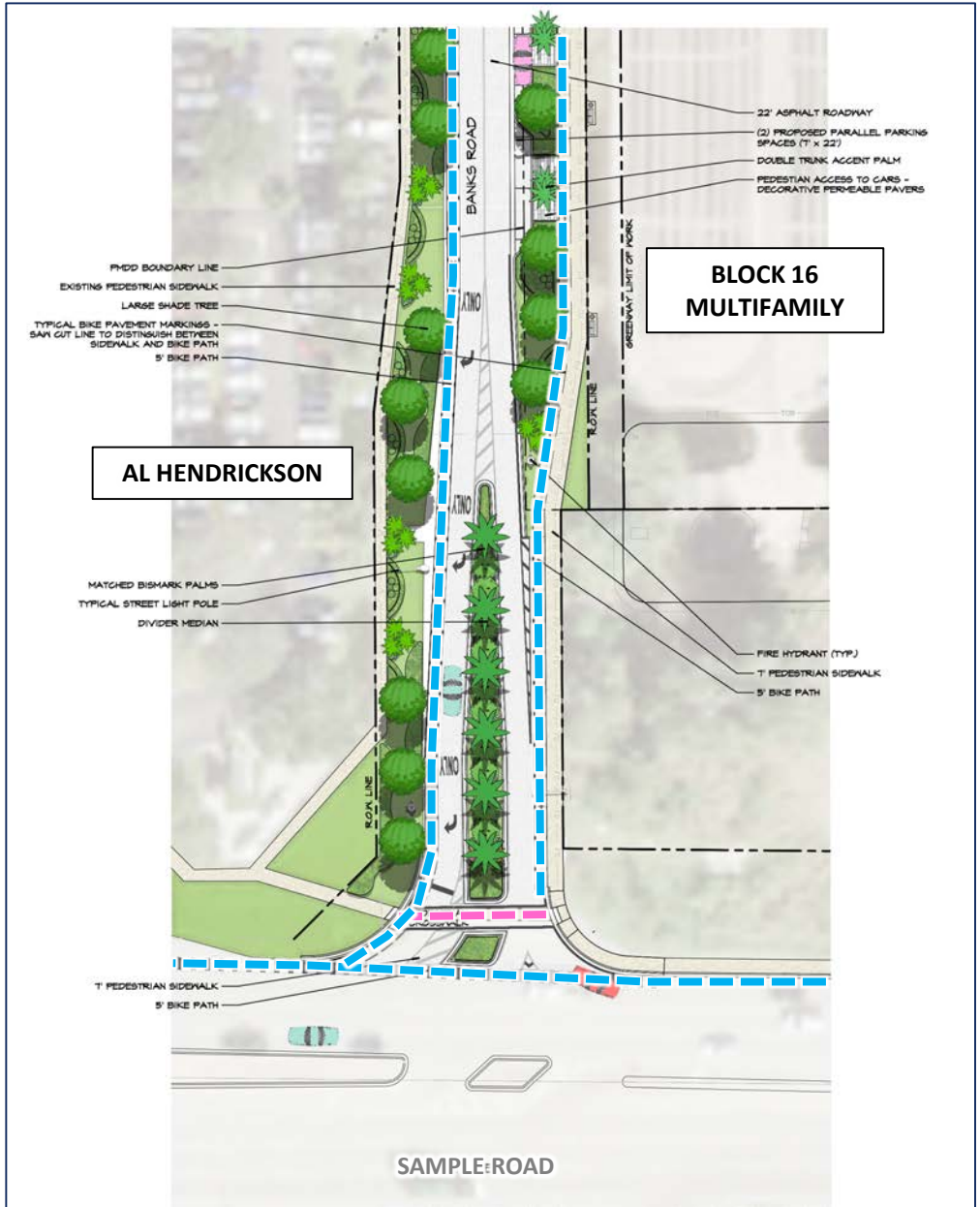
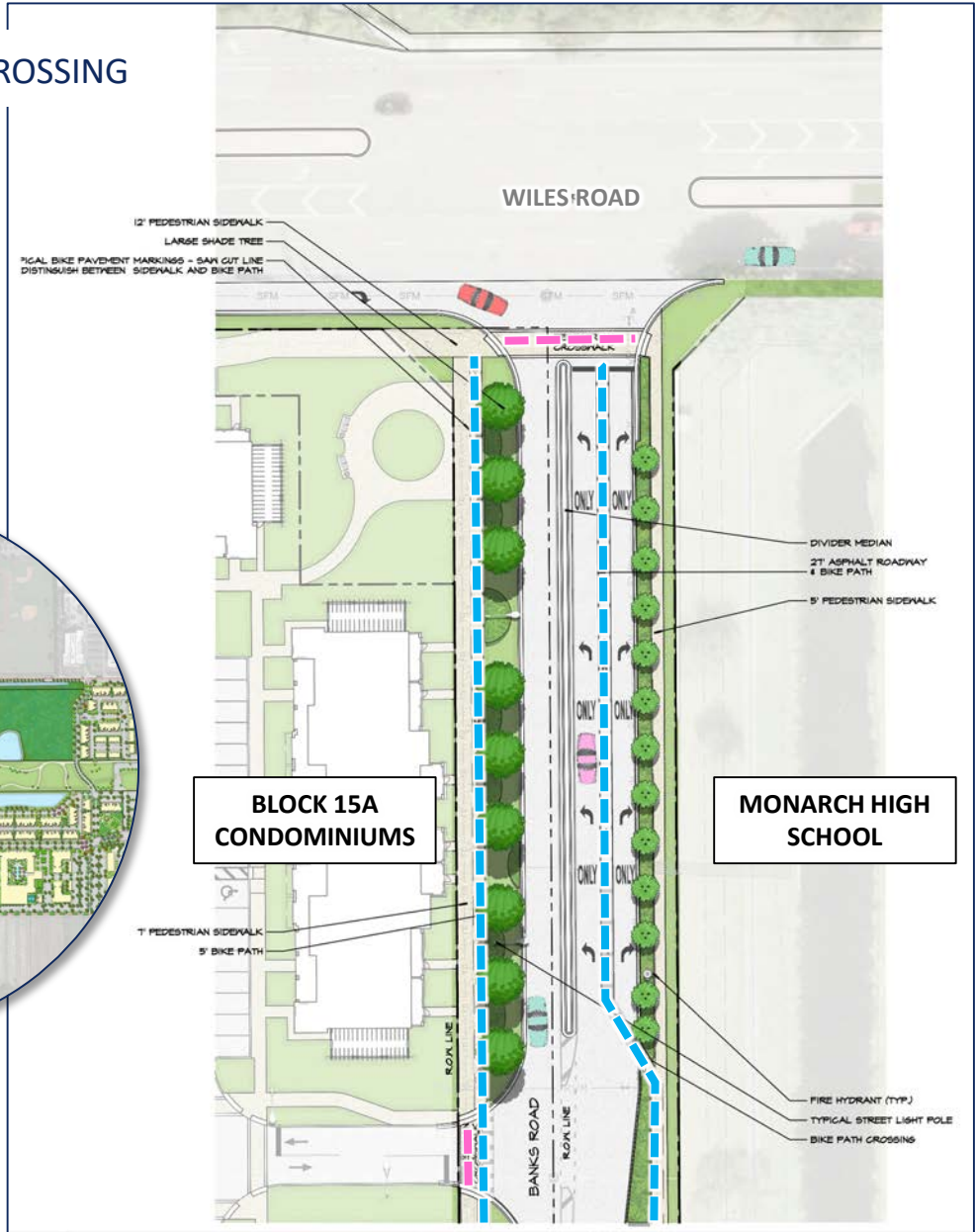
SCALE: 1" = 20'

--- PEDESTRIAN CROSSING --- BIKE PATH

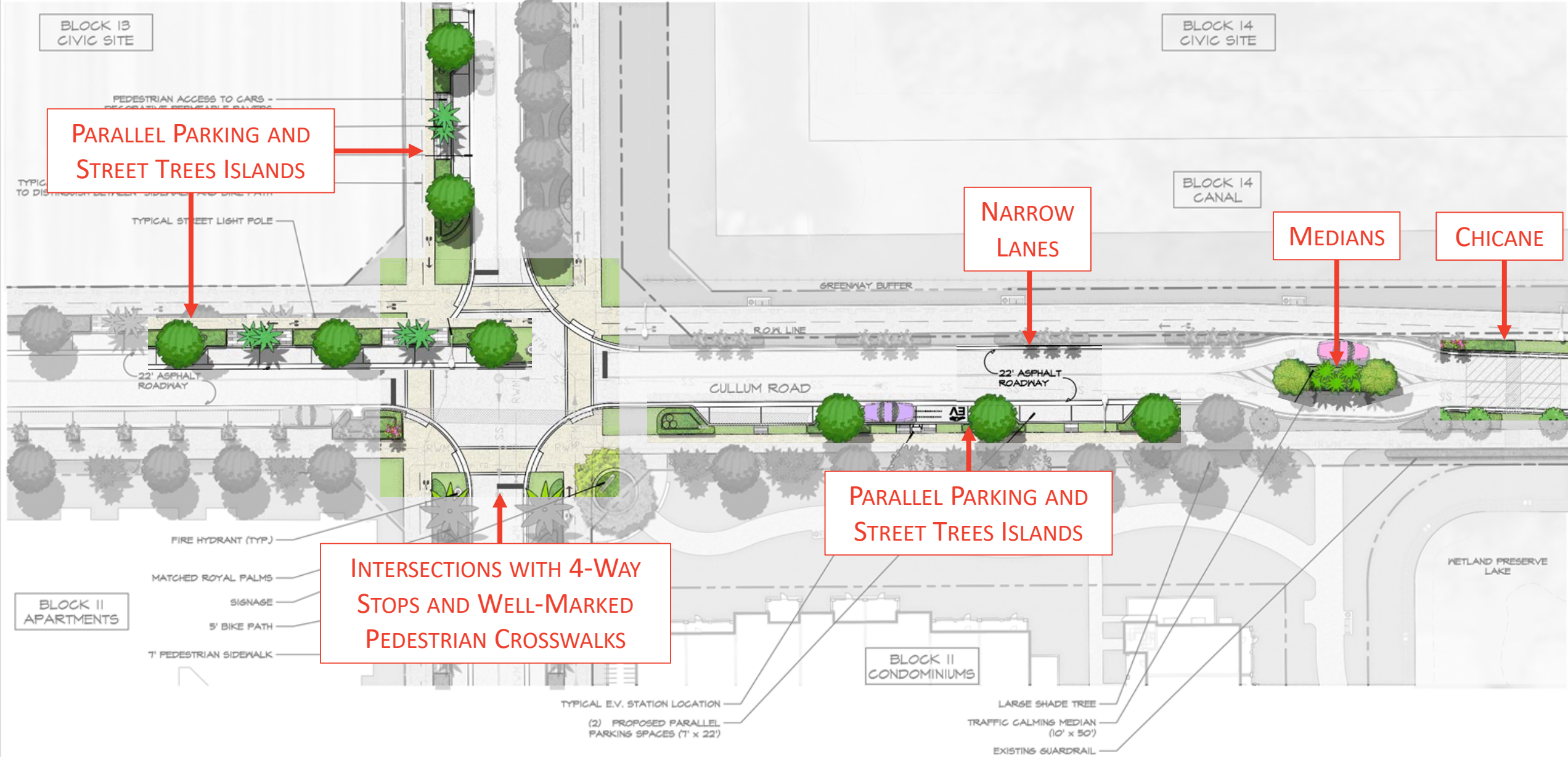
Road



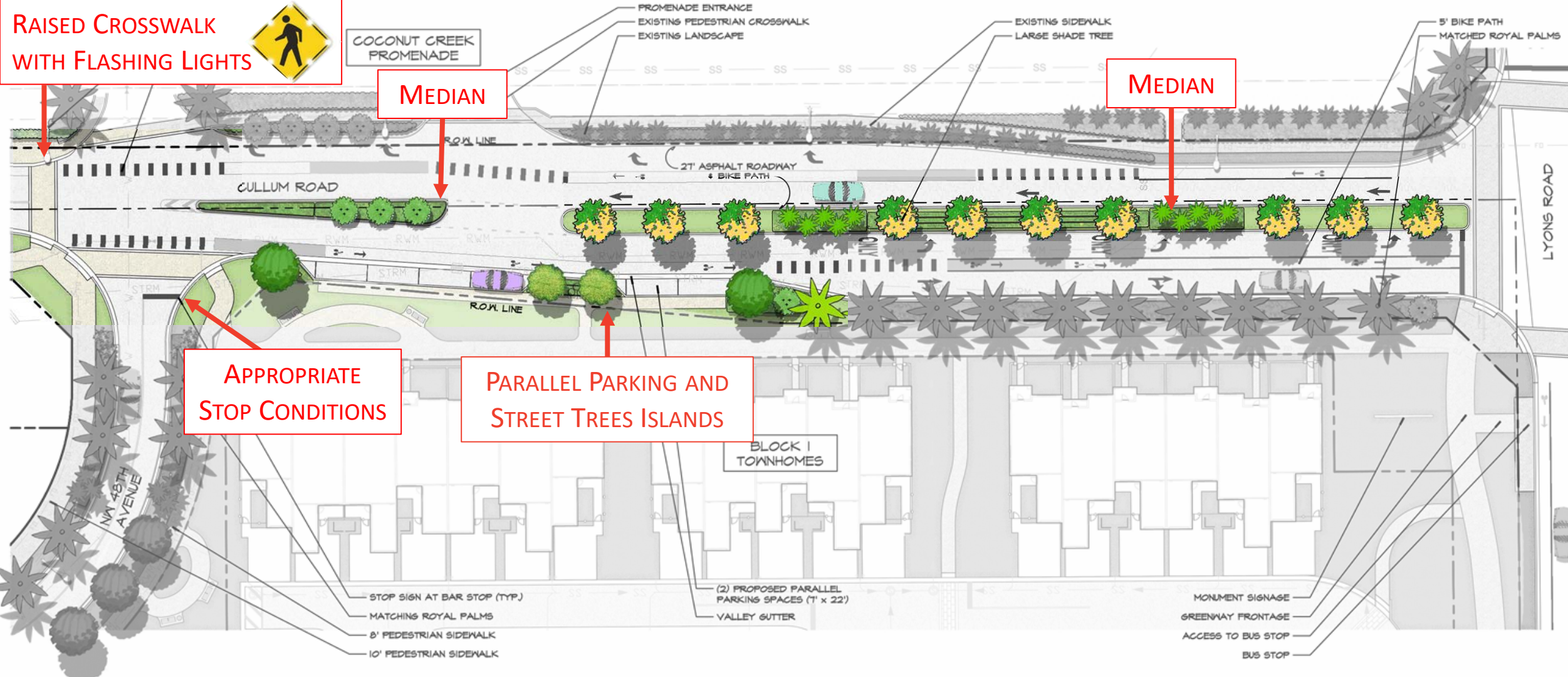
- - - PEDESTRIAN CROSSING
- - - BIKE PATH



Roadway Master Plan: Traffic Calming Design Elements



Roadway Master Plan: Traffic Calming Design Elements





Staff Recommendation:

City staff finds, subject to the conditions of approval, that the site plan application complies with the MainStreet at Coconut Creek PMDD, the City's Land Development Code, the MainStreet Design Standards, and is consistent with the applicable goals, objectives, and policies of the City's Comprehensive Plan. City staff also finds that the site plan application, subject to the conditions of approval, complies with the site plan review requirements in Section 13-548 of the City of Coconut Creek Land Development Code and recommends approval subject to the conditions of approval.

Anticipated Approval Schedule & Approvals Required



- ✓ DRI Amendment
- ✓ PMDD Rezoning
- ✓ Master Plan
- ✓ Block 4



Q1 2024

- Block 8
- ✓ Block 9
- ✓ Block 15A
- ✓ Block 15B
- Development Agreement
- Master Greenspace Site Plan
- Master Roadway Site Plan



Q3 2024

- ✓ Block 5
- ✓ Block 6
- ✓ Plat



Q2 2024

- ✓ Block 1
- ✓ Block 2
- ✓ Block 3
- ✓ Block 11



- Block 10
- Block 16



Q4 2024





Roadway Master Plan: Approved PMDD Street Network



MASTER STREET HIERARCHY LEGEND

COMMUNITY STREETS

- █ TYPE A1 - 80' ROW
TYPICAL 2-LANE UNDIVIDED ROADWAY WITH PARALLEL PARKING, BUFFERED BIKE PATH AND MIN. 7' CLEAR WIDTH WALKWAY EACH SIDE

- TYPE A2 - EXPANDED ROW AT INTERSECTIONS &/OR AT TRANSITIONS TO EXISTING STREETS.

- TYPE A3 - 80' ROW
TYPICAL 2-LANE UNDIVIDED ROADWAY WITH PARALLEL PARKING, BUFFERED BIKE PATH AND MIN. 7' CLEAR WIDTH WALKWAY ON ONE SIDE, 10' WALKWAY ON OTHER SIDE

- TYPE A4 - 80' ROW (93' EXPANDED INTERSECTION)
TYPICAL 2-LANE UNDIVIDED ROADWAY WITH PARALLEL PARKING ON EAST SIDE (WITHIN MAINSTREET), BUFFERED BIKE PATH AND MIN. 7' CLEAR WIDTH WALKWAY ON EACH SIDE, WEST SIDE SIDEWALK AND BIKE PATH TRANSITION SOUTH OF BLOCK 8 TO EXISTING CONDITIONS, LANDSCAPED MEDIAN AT SAMPLE ROAD INTERSECTION, SOUTH OF MAINSTREET

- █ TYPE B - 60' ROW
TYPICAL 2-LANE UNDIVIDED ROADWAY, MIN. 8' -12' CLEAR WIDTH SIDEWALK EACH SIDE. PARALLEL PARKING WHERE FEASIBLE.

- █ TYPE C - CULLUM ROAD (ROW VARIES DUE TO EXISTING CONDITIONS)
SEE SECTIONS FOR VARIOUS STREET WIDTHS AND ELEMENTS

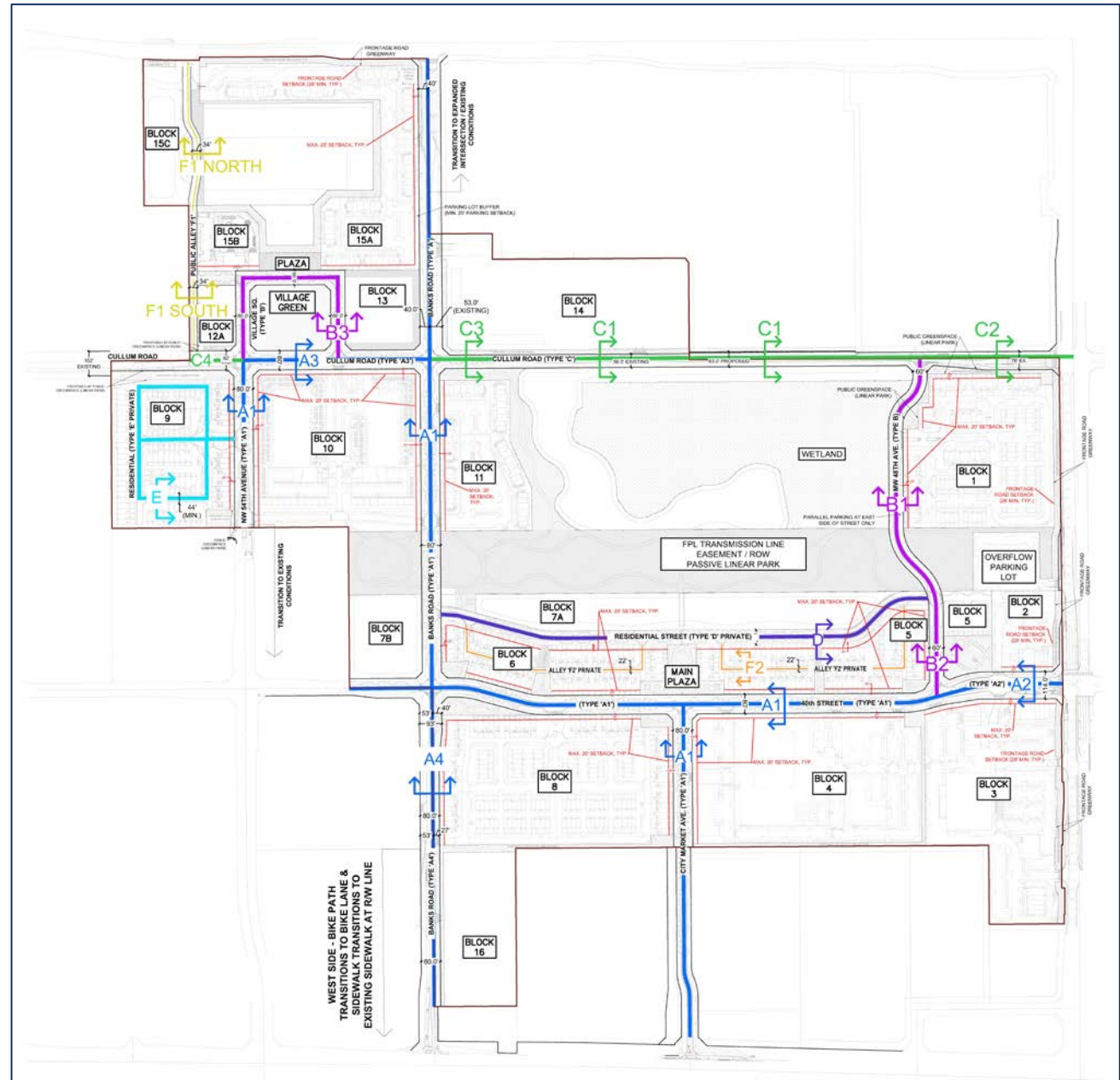
- █ TYPE F1 - 34' ALLEY (PUBLIC ACCESS)

RESIDENTIAL STREETS

- █ TYPE D - 60' RESIDENTIAL ACCESS STREET
TYPICAL 2-LANE UNDIVIDED PRIVATE RESIDENTIAL STREET WITH MIN. 6' CLEAR WIDTH WALKWAY EACH SIDE. PARALLEL PARKING PROVIDED WHERE FEASIBLE.

- █ TYPE E - 44' RESIDENTIAL ACCESS STREET
TYPICAL 2-LANE UNDIVIDED PRIVATE RESIDENTIAL STREET WITH MIN. 5' CLEAR WIDTH WALKWAY.

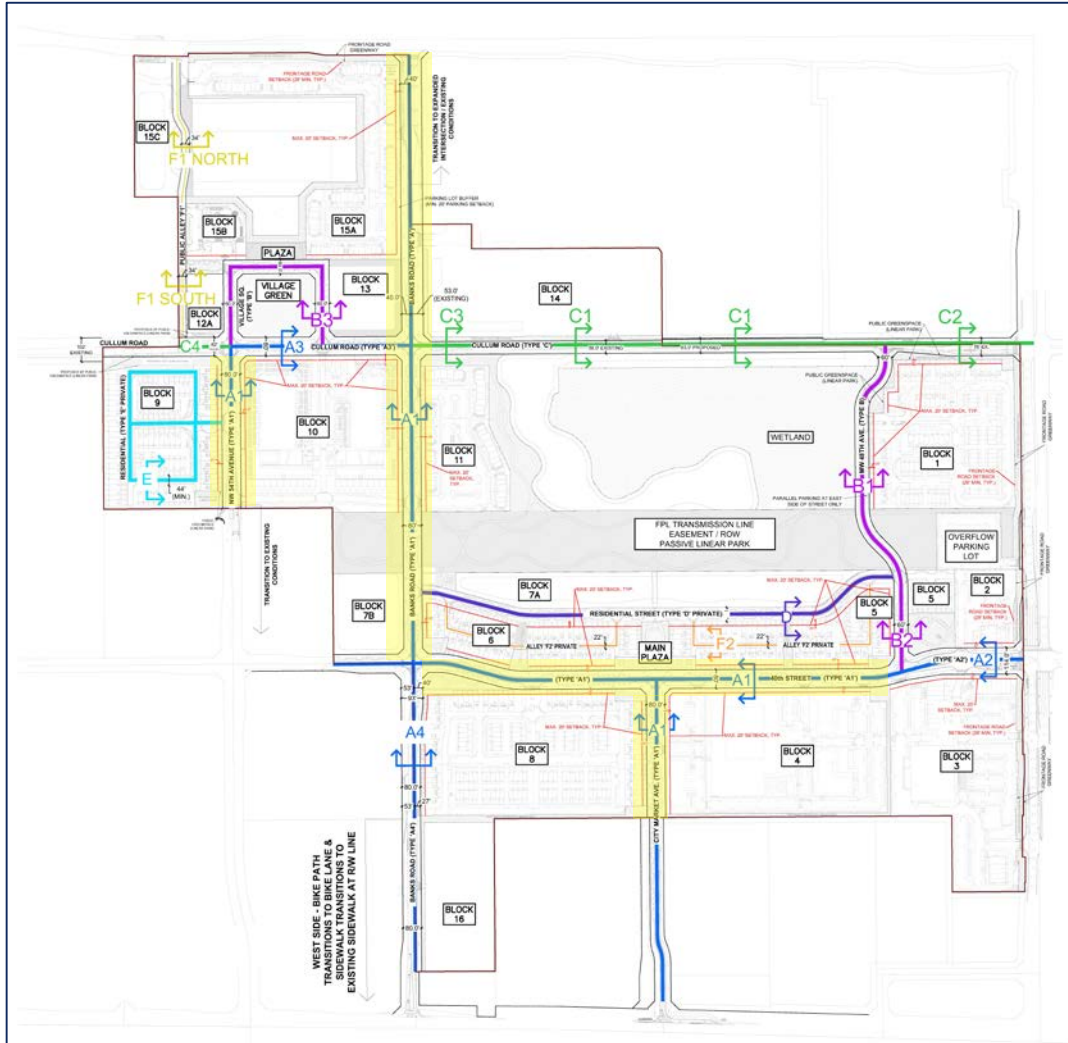
- █ TYPE F2 - 22' ALLEY (PRIVATE RESIDENTIAL ACCESS)



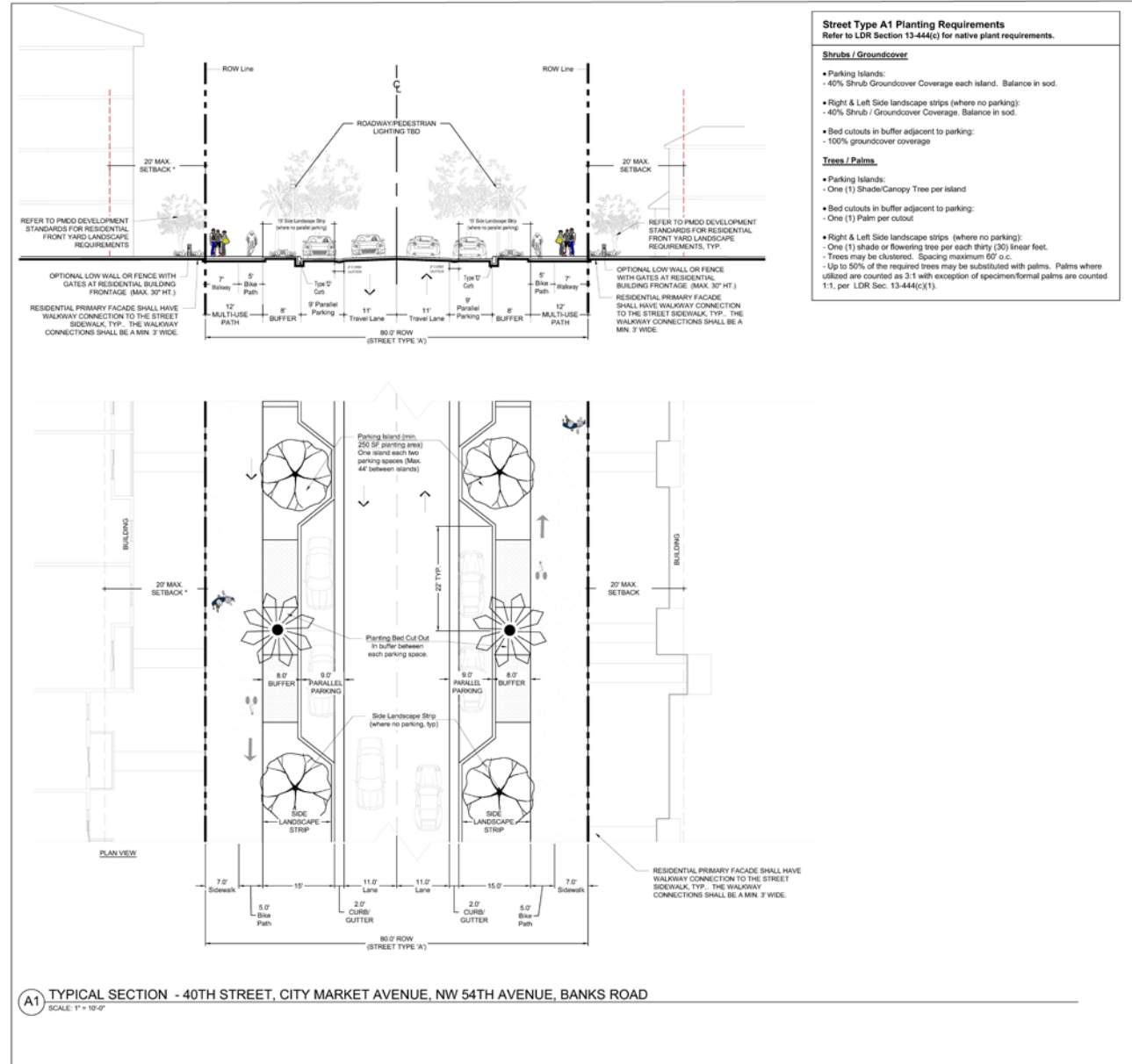
Roadway Master Plan: Approved PMDD Street Sections



TYPE A1 - 80' ROW
TYPICAL 2-LANE UNDIVIDED ROADWAY WITH PARALLEL PARKING,
BUFFERED BIKE PATH AND MIN. 7' CLEAR WIDTH WALKWAY EACH SIDE



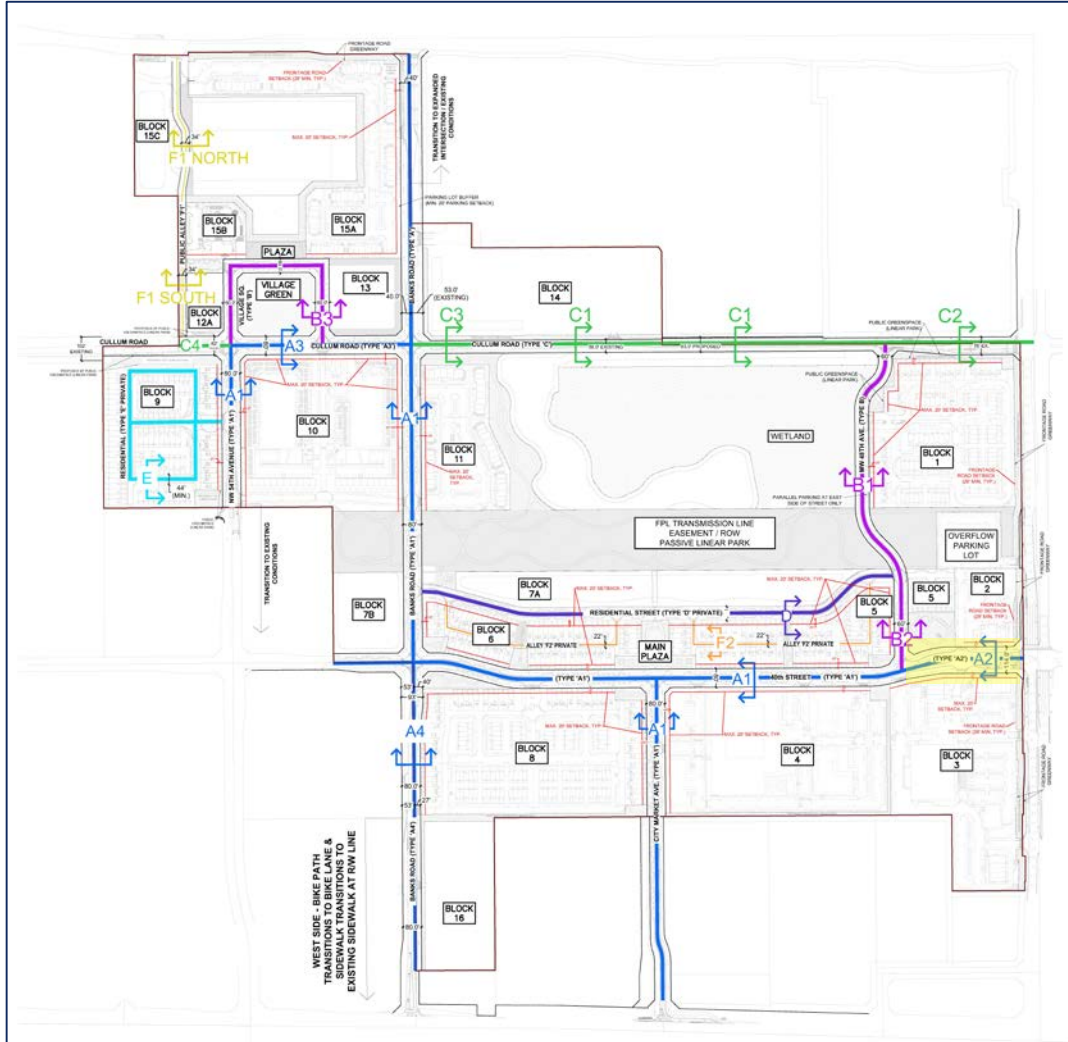
COMMUNITY STREET TYPE 'A1' - 80' ROW



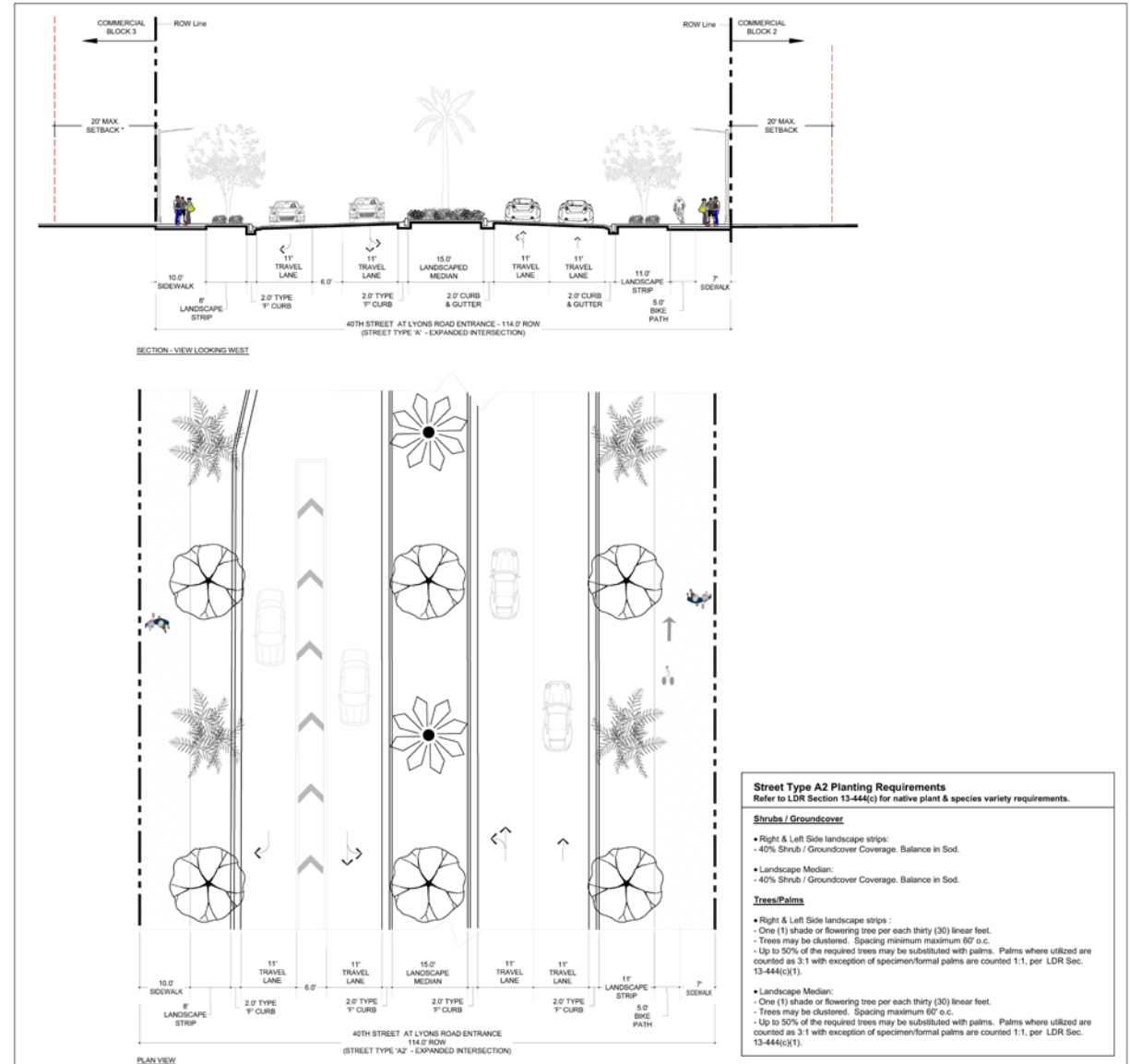
Roadway Master Plan: Approved PMDD Street Sections



TYPE A2 - EXPANDED ROW AT INTERSECTIONS &/OR AT TRANSITIONS TO EXISTING STREETS.



COMMUNITY STREET TYPE 'A2' - EXPANDED INTERSECTION



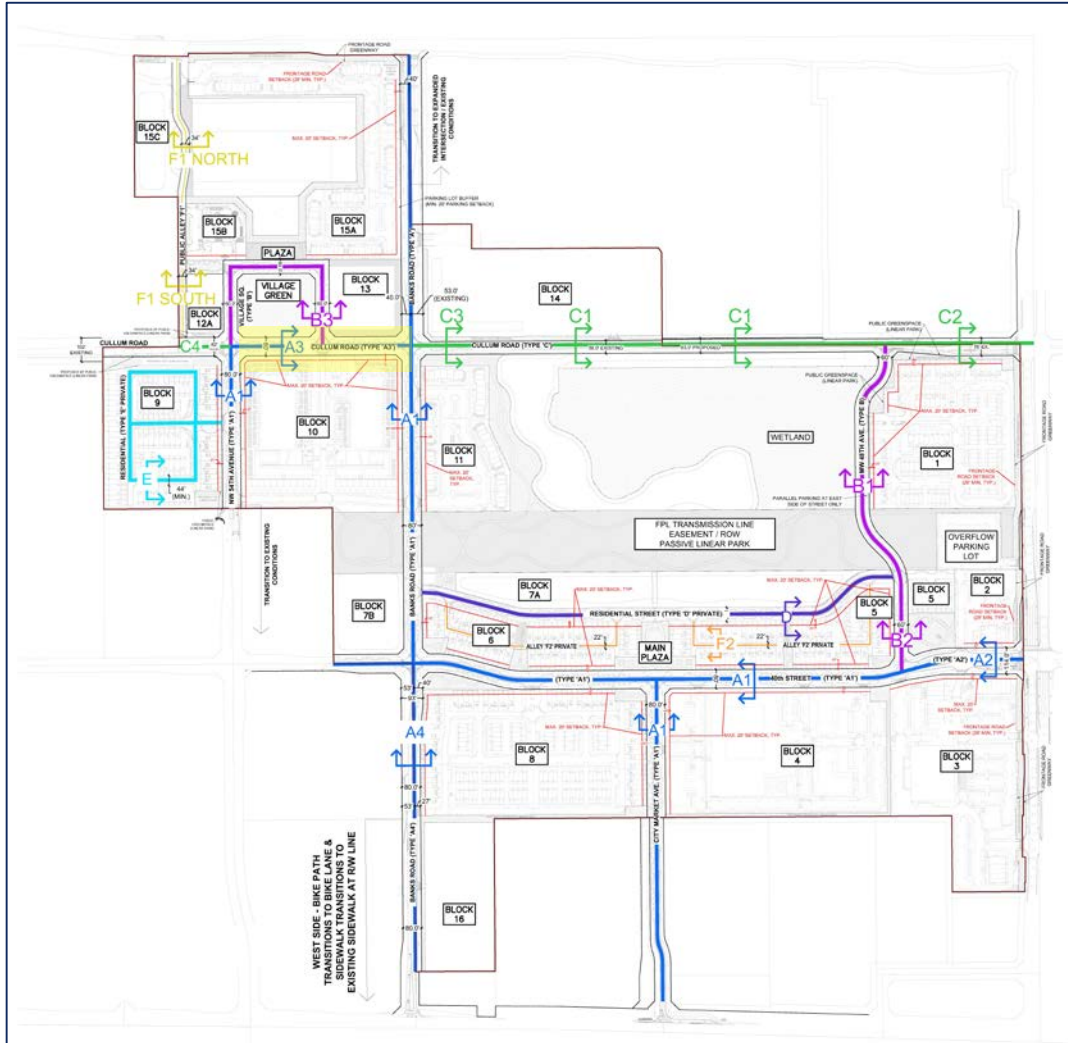
- Street Type A2 Planting Requirements**
Refer to LDR Section 13-444(c) for native plant & species variety requirements.
- Shrubs / Groundcover**
- Right & Left Side landscape strips:
 - 40% Shrub / Groundcover Coverage. Balance in Sod.
 - Landscape Median:
 - 40% Shrub / Groundcover Coverage. Balance in Sod.
- Trees/Palms**
- Right & Left Side landscape strips:
 - One (1) shade or flowering tree per each thirty (30) linear feet.
 - Trees may be clustered. Spacing minimum maximum 60' o.c.
 - Up to 50% of the required trees may be substituted with palms. Palms where utilized are counted as 3:1 with exception of specimen/formal palms are counted 1:1, per LDR Sec. 13-444(c)(1).
 - Landscape Median:
 - One (1) shade or flowering tree per each thirty (30) linear feet.
 - Trees may be clustered. Spacing maximum 60' o.c.
 - Up to 50% of the required trees may be substituted with palms. Palms where utilized are counted as 3:1 with exception of specimen/formal palms are counted 1:1, per LDR Sec. 13-444(c)(1).

A2 TYPICAL DETAIL - 40TH STREET EXPANDED INTERSECTION AT LYONS ROAD ENTRANCE
SCALE: 1" = 10'-0"

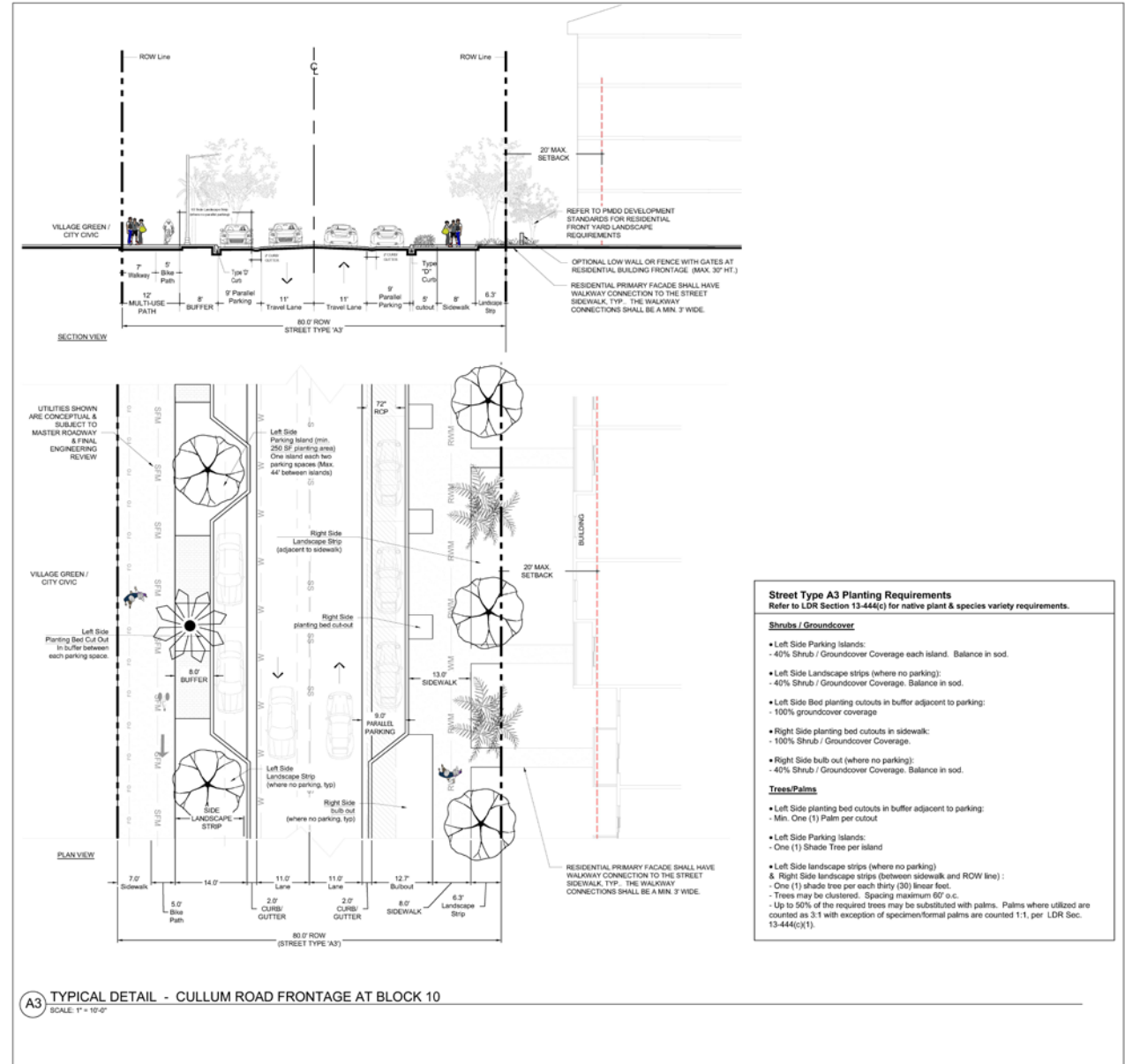
Roadway Master Plan: Approved PMDD Street Sections



TYPE A3 - 80' ROW
TYPICAL 2-LANE UNDIVIDED ROADWAY WITH PARALLEL PARKING,
BUFFERED BIKE PATH AND MIN. 7' CLEAR WIDTH WALKWAY ON ONE SIDE,
10' WALKWAY ON OTHER SIDE



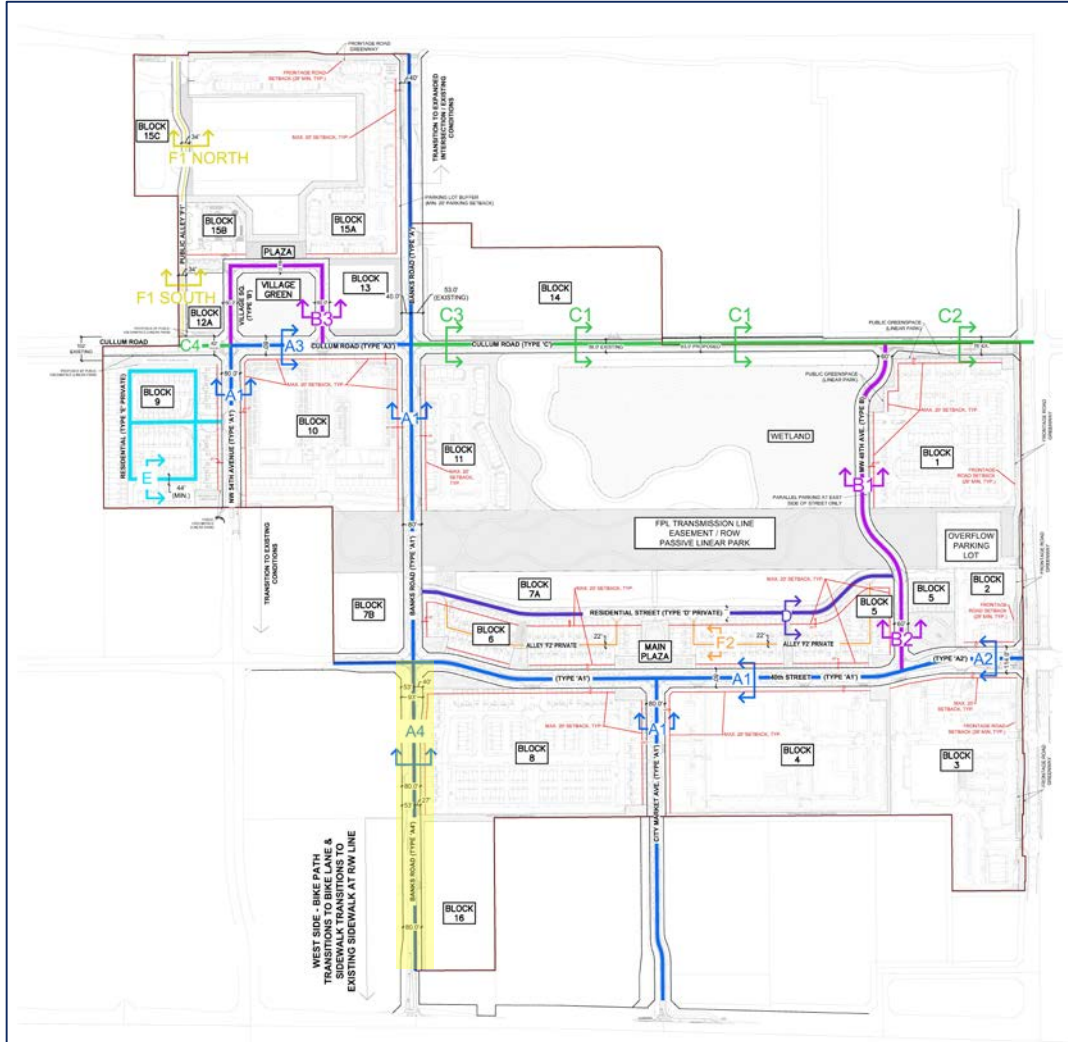
COMMUNITY STREET TYPE 'A3' - 80' ROW



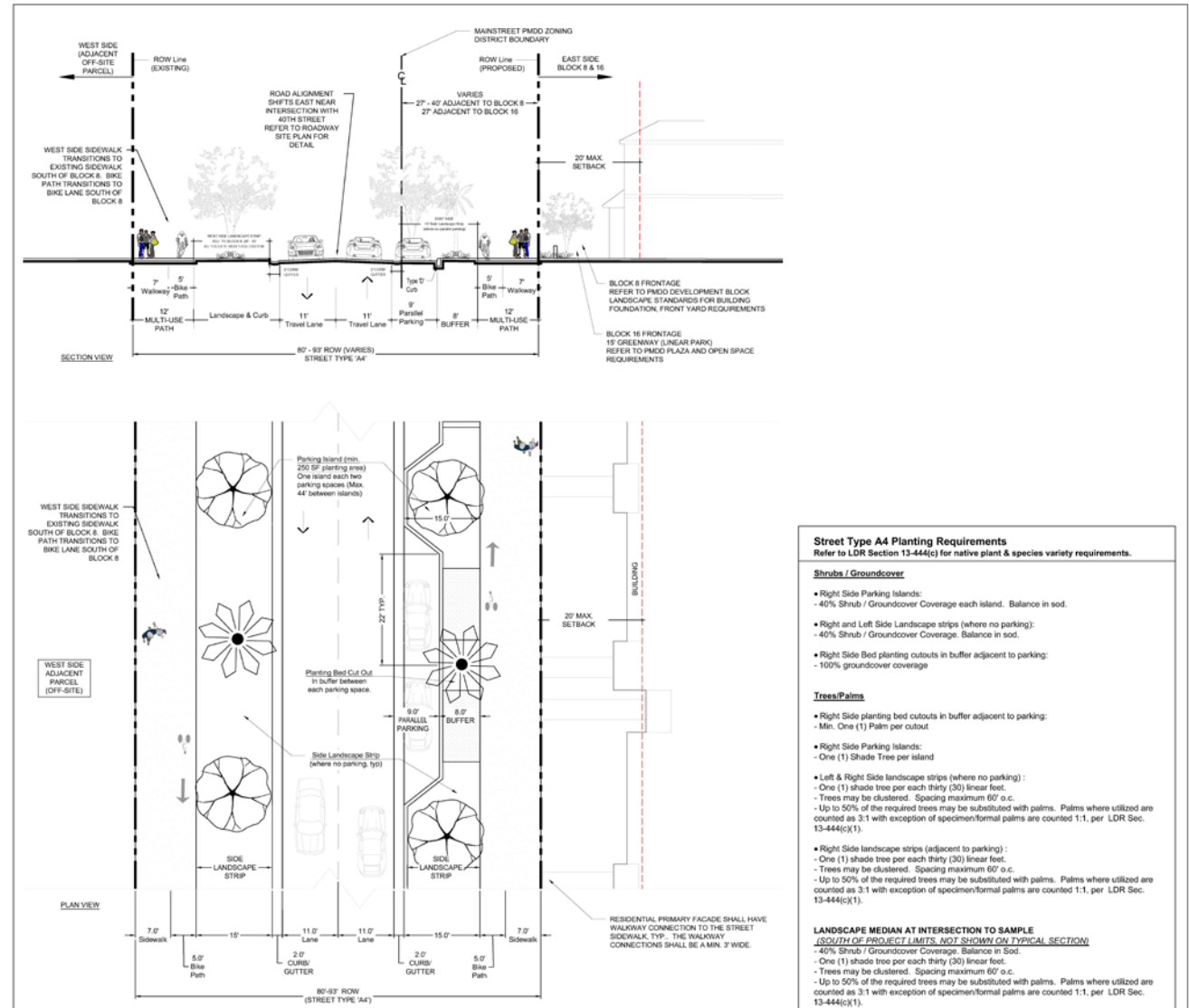
Roadway Master Plan: Approved PMDD Street Sections



TYPE A4 - 80' ROW (93' EXPANDED INTERSECTION)
 TYPICAL 2-LANE UNDIVIDED ROADWAY WITH PARALLEL PARKING ON EAST SIDE (WITHIN MAINSTREET), BUFFERED BIKE PATH AND MIN. 7' CLEAR WIDTH WALKWAY ON EACH SIDE, WEST SIDE SIDEWALK AND BIKE PATH TRANSITION SOUTH OF BLOCK 8 TO EXISTING CONDITIONS, LANDSCAPED MEDIAN AT SAMPLE ROAD INTERSECTION, SOUTH OF MAINSTREET



COMMUNITY STREET TYPE 'A4' - 80' ROW



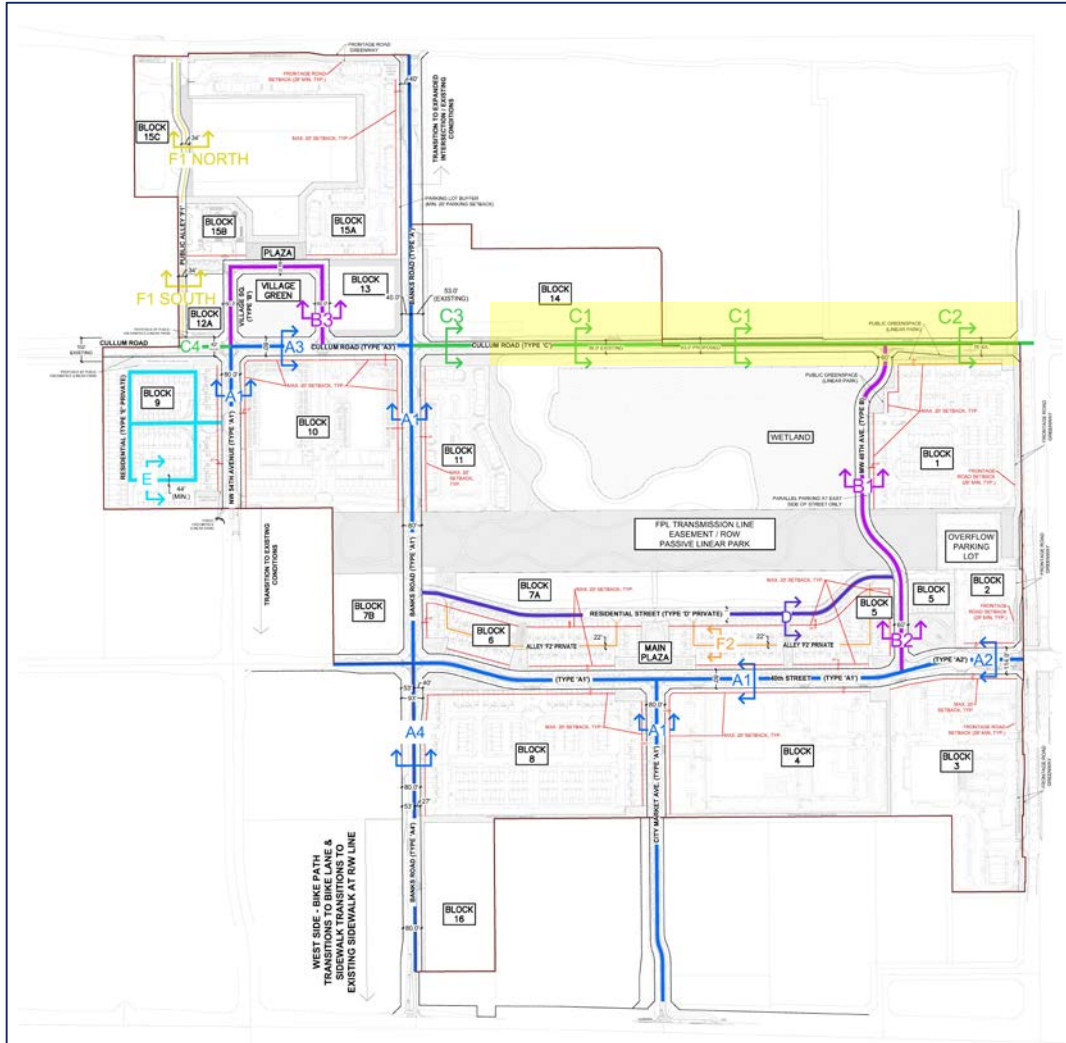
- Street Type A4 Planting Requirements**
 Refer to LDR Section 13-444(c) for native plant & species variety requirements.
- Shrubs / Groundcover**
- Right Side Parking Islands:
 - 40% Shrub / Groundcover Coverage each island. Balance in sod.
 - Right and Left Side Landscape strips (where no parking):
 - 40% Shrub / Groundcover Coverage. Balance in sod.
 - Right Side Bed planting cutouts in buffer adjacent to parking:
 - 100% groundcover coverage
- Trees/Palms**
- Right Side planting bed cutouts in buffer adjacent to parking:
 - One (1) Palm per cutout
 - Right Side Parking Islands:
 - One (1) Shade Tree per island
 - Left & Right Side landscape strips (where no parking):
 - One (1) shade tree per each thirty (30) linear foot.
 - Trees may be clustered. Spacing maximum 60' o.c.
 - Up to 50% of the required trees may be substituted with palms. Palms where utilized are counted as 3:1 with exception of specimen/formal palms are counted 1:1, per LDR Sec. 13-444(c)(1).
 - Right Side landscape strips (adjacent to parking):
 - One (1) shade tree per each thirty (30) linear foot.
 - Trees may be clustered. Spacing maximum 60' o.c.
 - Up to 50% of the required trees may be substituted with palms. Palms where utilized are counted as 3:1 with exception of specimen/formal palms are counted 1:1, per LDR Sec. 13-444(c)(1).
- LANDSCAPE MEDIAN AT INTERSECTION TO SAMPLE**
 (SCAFFOLD OF PROJECT LIMITS, NOT SHOWN ON TYPICAL SECTION)
- 40% Shrub / Groundcover Coverage. Balance in Sod.
 - One (1) shade tree per each thirty (30) linear foot.
 - Trees may be clustered. Spacing maximum 60' o.c.
 - Up to 50% of the required trees may be substituted with palms. Palms where utilized are counted as 3:1 with exception of specimen/formal palms are counted 1:1, per LDR Sec. 13-444(c)(1).

A4 TYPICAL DETAIL - BANKS ROAD AT BLOCK 8 & BLOCK 16
 SCALE: 1" = 10'-0"

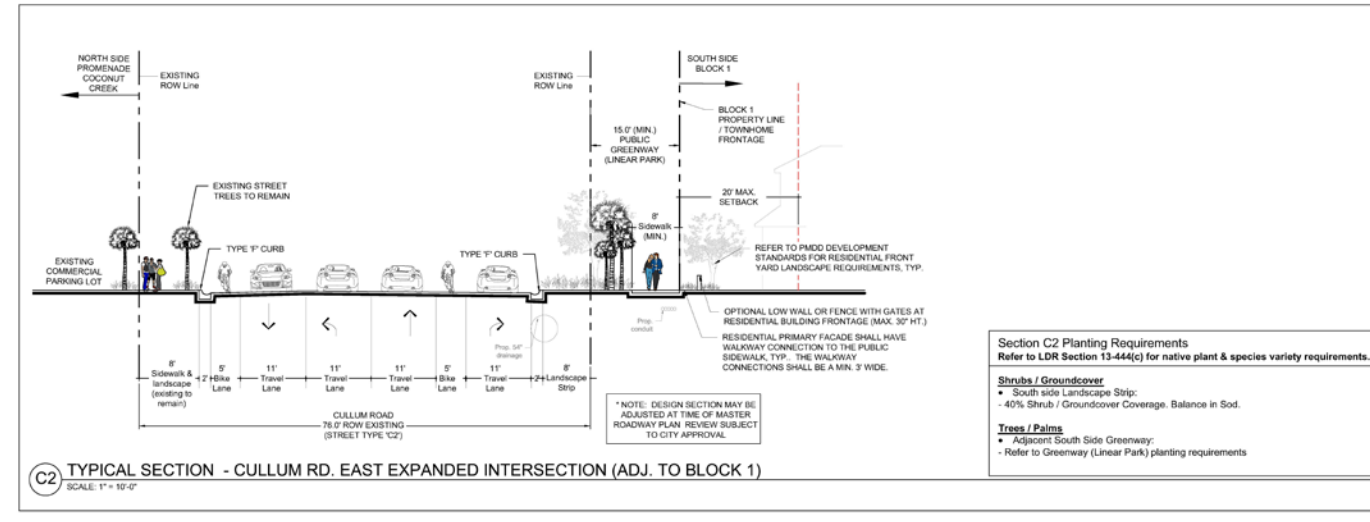
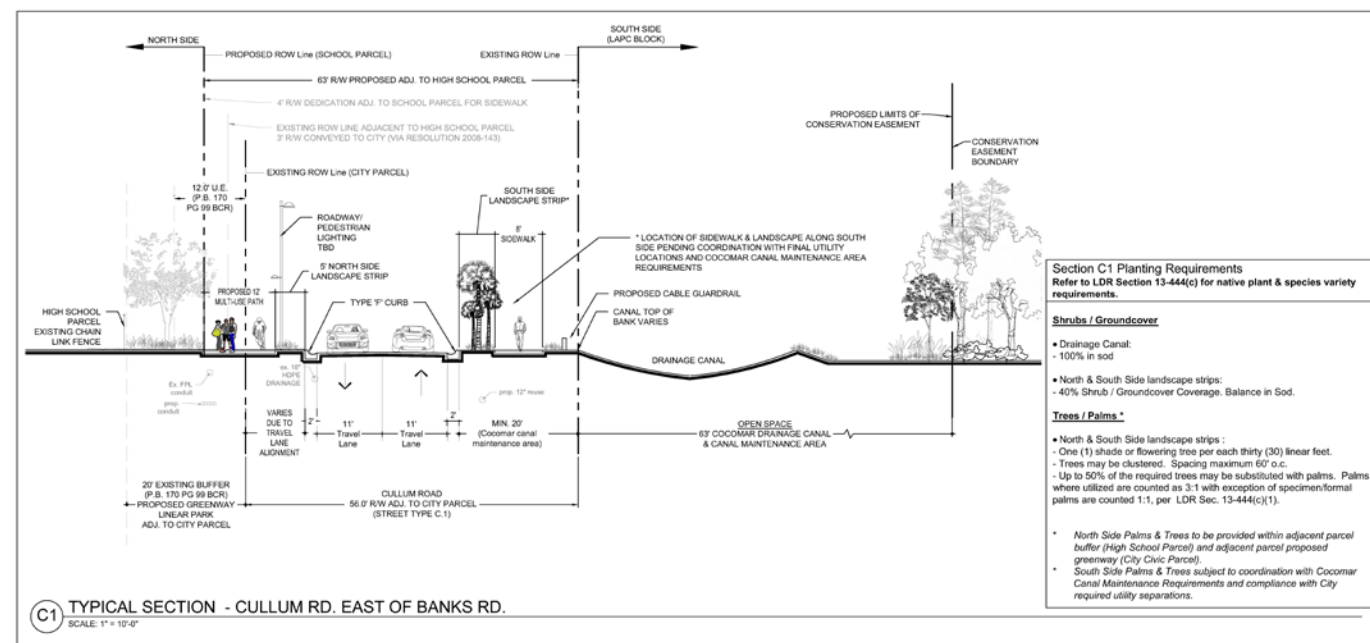
Roadway Master Plan: Approved PMDD Street Sections



**TYPE C - CULLUM ROAD (ROW VARIES DUE TO EXISTING CONDITIONS)
SEE SECTIONS FOR VARIOUS STREET WIDTHS AND ELEMENTS**



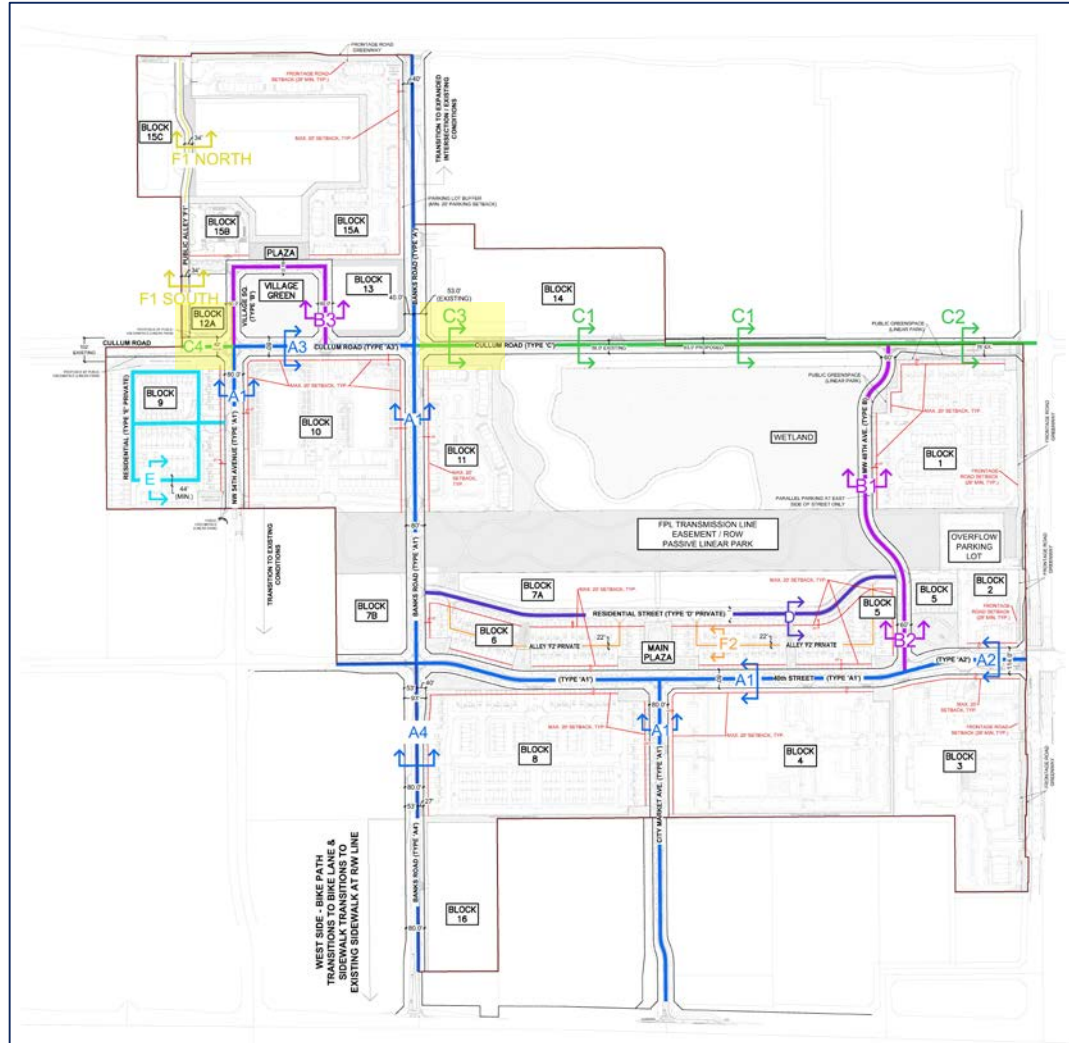
COMMUNITY STREET TYPE 'C' - CULLUM ROAD (ROW VARIES)



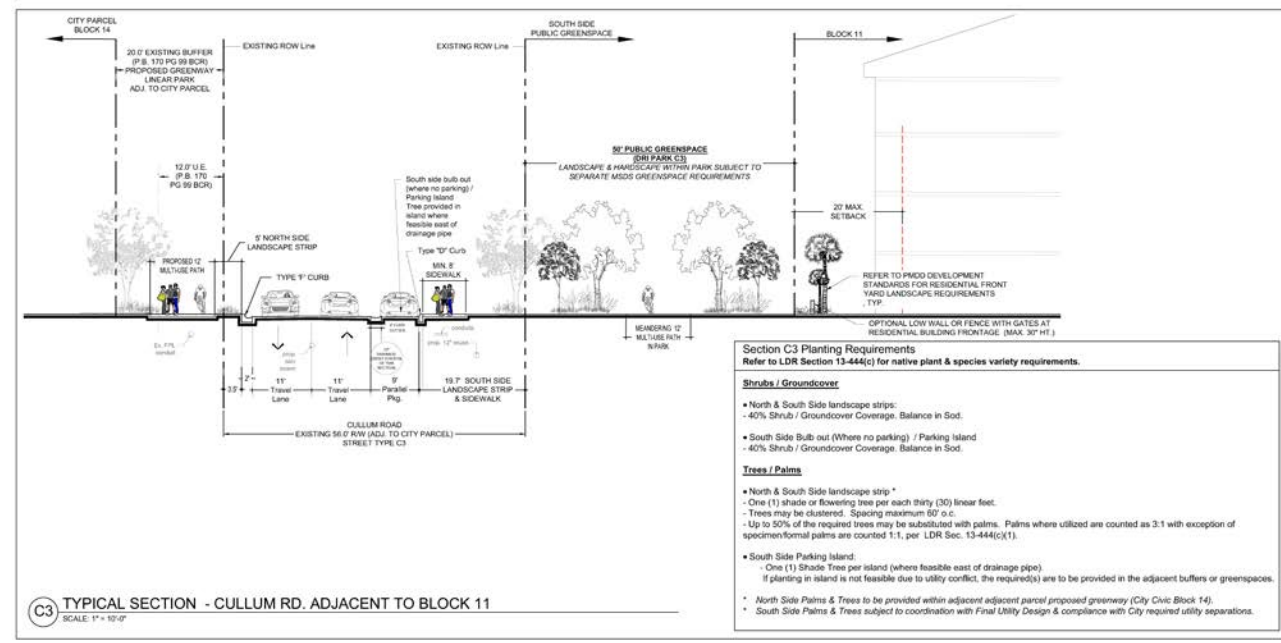
Roadway Master Plan: Approved PMDD Street Sections



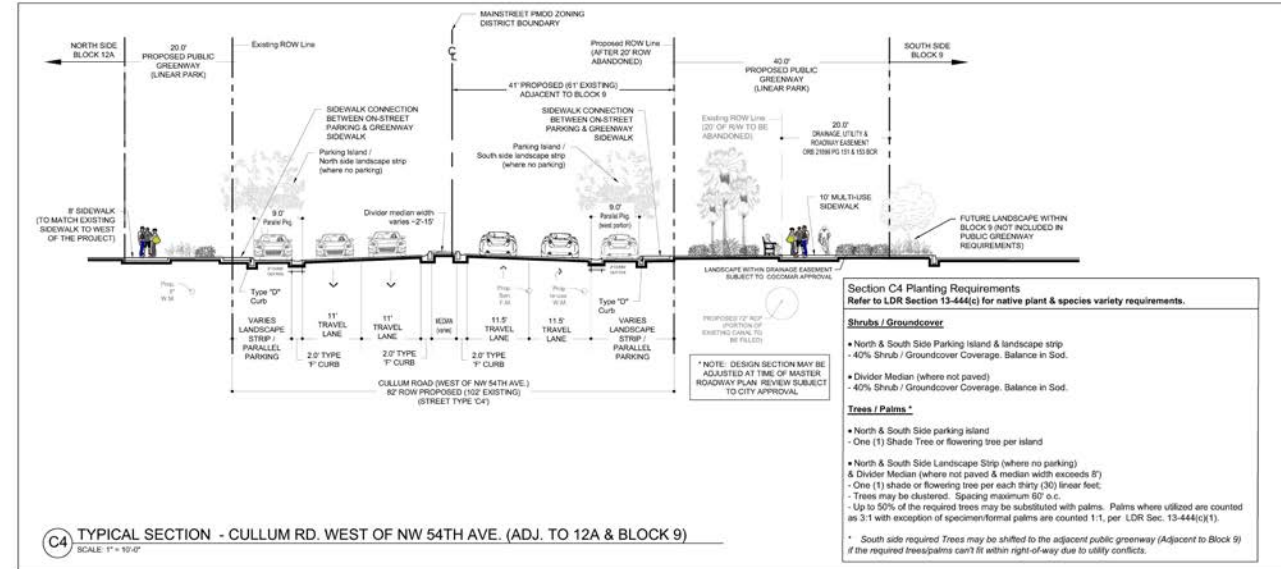
TYPE C - CULLUM ROAD (ROW VARIES DUE TO EXISTING CONDITIONS)
SEE SECTIONS FOR VARIOUS STREET WIDTHS AND ELEMENTS



COMMUNITY STREET TYPE 'C' - CULLUM ROAD (ROW VARIES)



C3 TYPICAL SECTION - CULLUM RD. ADJACENT TO BLOCK 11
SCALE: 1" = 10'-0"

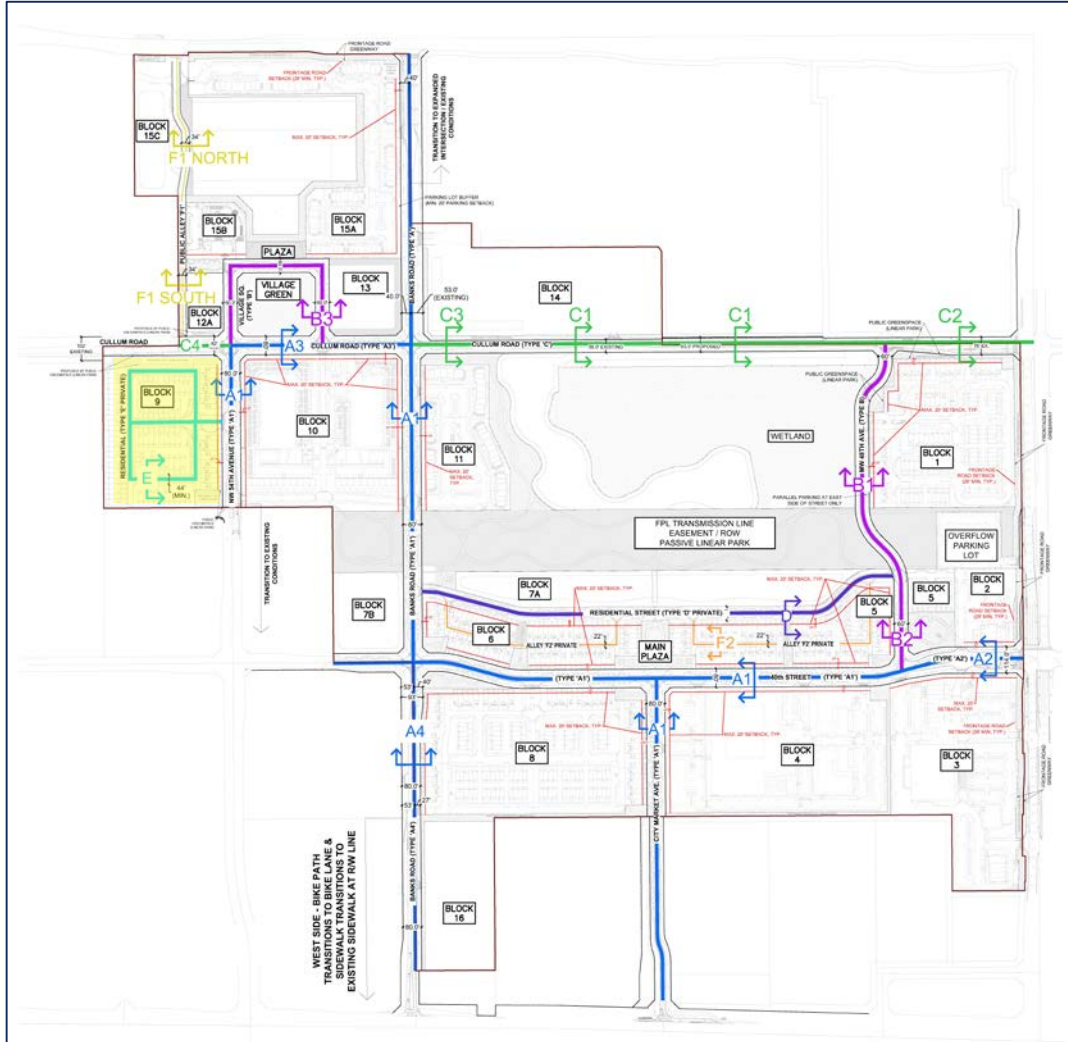


C4 TYPICAL SECTION - CULLUM RD. WEST OF NW 54TH AVE. (ADJ. TO 12A & BLOCK 9)
SCALE: 1" = 10'-0"

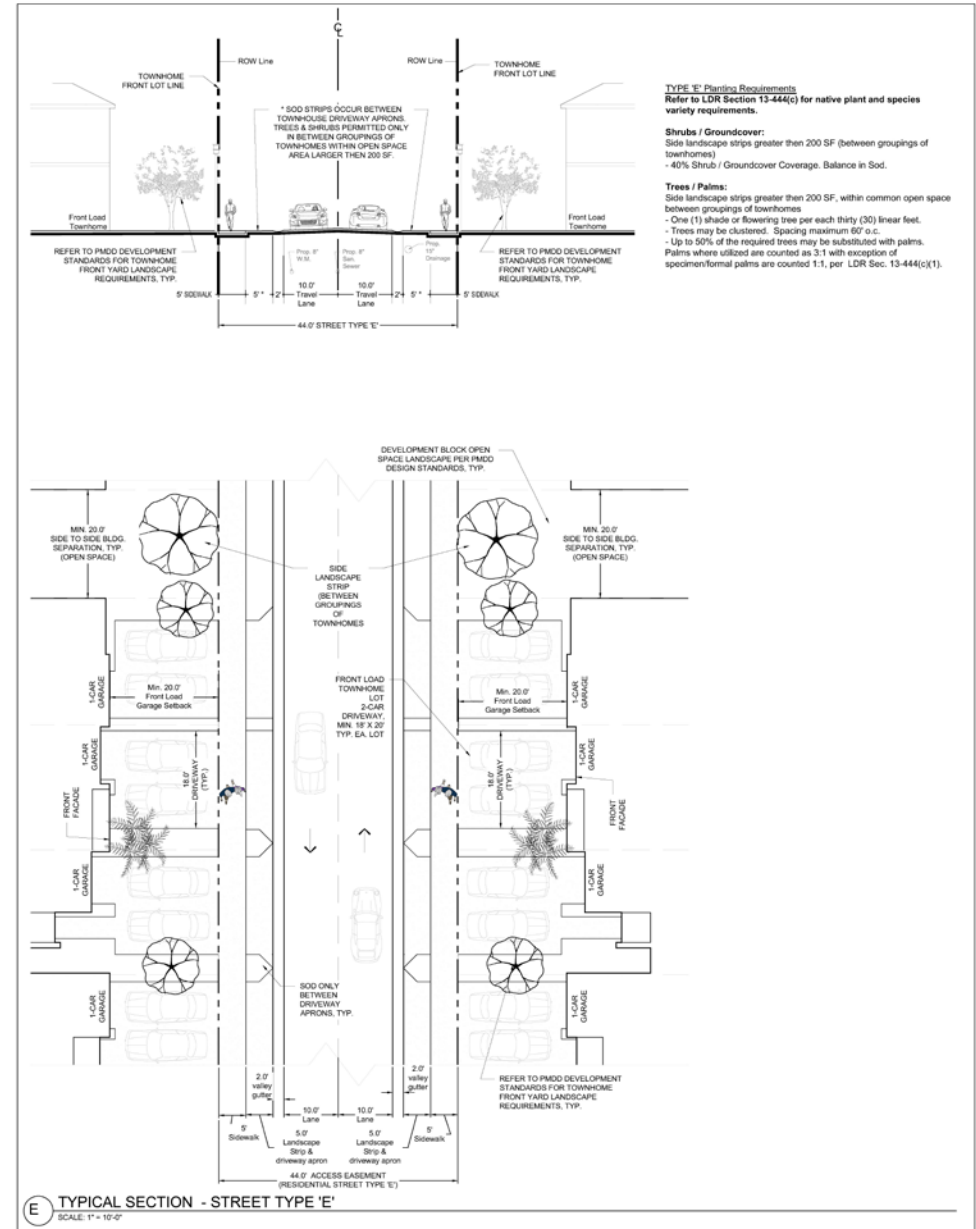
Roadway Master Plan: Approved PMDD Street Sections



TYPE E - 44' RESIDENTIAL ACCESS STREET
TYPICAL 2-LANE UNDIVIDED PRIVATE RESIDENTIAL STREET WITH MIN. 5' CLEAR WIDTH WALKWAY.



RESIDENTIAL STREET TYPE 'E' - 44' INTERNAL PRIVATE STREET

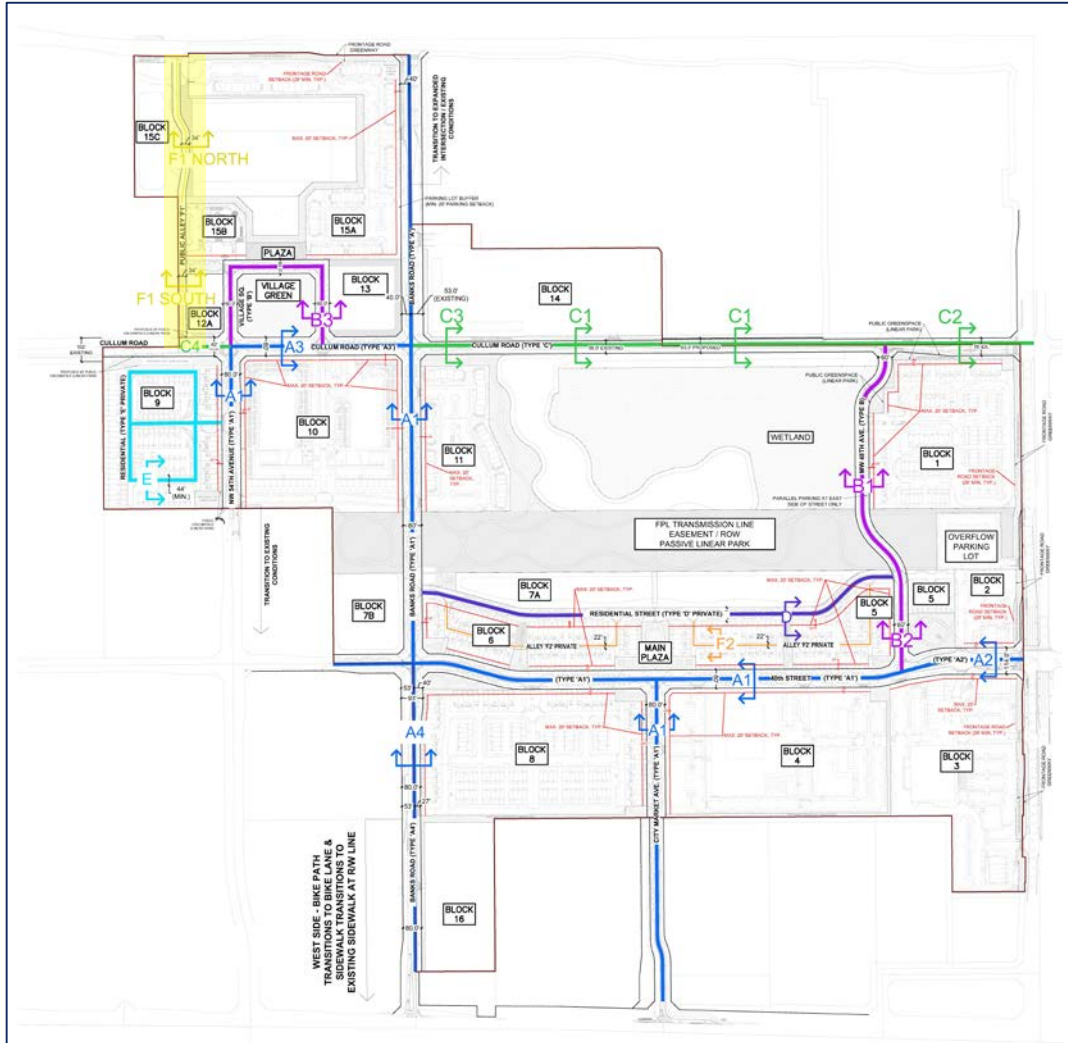


Roadway Master Plan: Approved PMDD Street Sections

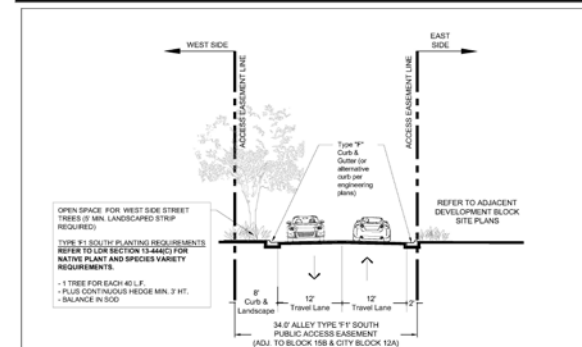


█ TYPE F1 - 34' ALLEY (PUBLIC ACCESS)

█ TYPE F2 - 22' ALLEY (PRIVATE RESIDENTIAL ACCESS)

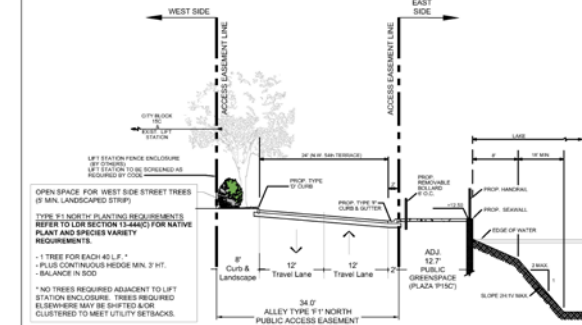


STREET TYPE 'F1' - 34' ALLEY (PUBLIC ACCESS)



(F1) SOUTH TYPICAL SECTION - 34' PUBLIC ALLEY

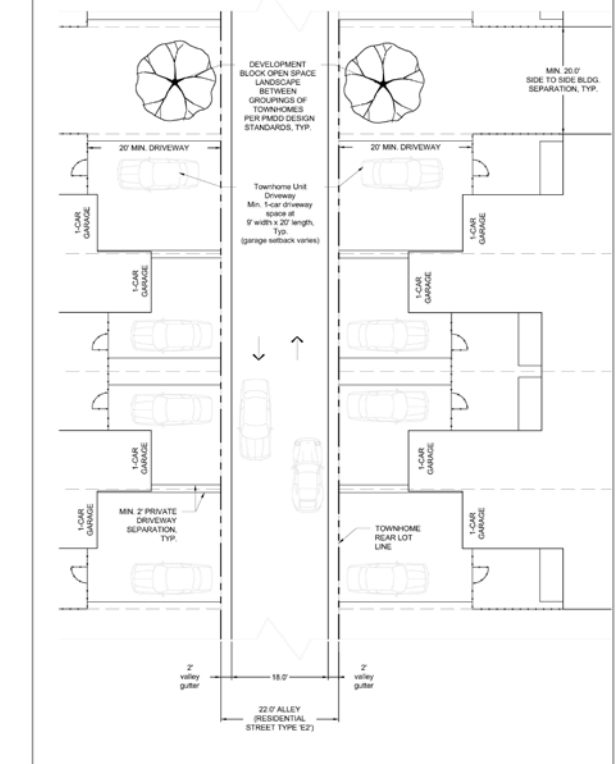
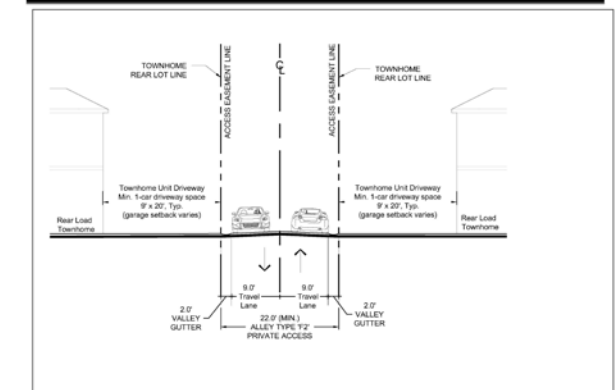
SCALE: 1" = 10'-0"



(F1) NORTH TYPICAL SECTION - 34' PUBLIC ALLEY

SCALE: 1" = 10'-0"

STREET TYPE 'F2' - 22' ALLEY (PRIVATE RESIDENTIAL ACCESS)



(F) TYPICAL SECTION - 22' RESIDENTIAL ACCESS ALLEY

SCALE: 1" = 10'-0"